



When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

---

***Judgment***  
**19-2-00123-29**

**Grantor:** Michael Staflin

**Grantee:** Cascade River Community Club

**Legal Description:** Lot 17, Cascade River Park Div. 3

**Additional Legal Description Located on Page 2**

**Assessor's Property Tax Parcel or Account No.:** P63890

**Reference Nos of Documents Assigned or Released:**

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5/7/19



MELISSA BEATON, County Clerk  
By: [Signature]  
Deputy Clerk

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2019 MAY -7 PM 1:20

**IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

CASCADE RIVER COMMUNITY CLUB,  
Inc., a Washington nonprofit corporation

Plaintiff

vs.

MICHAEL STAFLIN, as his separate  
property if married

Defendants

Nº 19-2-00123-29

DEFAULT JUDGMENT & DECREE  
OF FORECLOSURE

**I. JUDGMENT SUMMARY**

Judgment Creditor: .....	Cascade River Community Club
Judgment Debtor: .....	Michael Staflin
Principal Judgment Amount: .....	\$3,588.26
Interest to Date of Judgment: .....	\$307.98
Taxable Costs: .....	\$1,271.50
Attorney's Fees: .....	\$2,500.00
Attorney for Judgment Creditor: .....	Craig Sjostrom #21149
Attorney for Judgment Debtor: .....	N/A
Property Description: .....	Lot 17, Cascade River Park Div. 3
Tax Parcel Numbers: .....	P63890

**II. JUDGMENT**

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendants; now, therefore, judgment is hereby entered against defendants, and in favor of plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant in the principal amount of \$3,588.26, plus prejudgment interest of \$307.98.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,271.50, and a reasonable attorney's fee as prayed for of \$2,500.00, for a total judgment of \$7,667.74.

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
1204 Cleveland Ave., Mt. Vernon, Wash. 98273  
(360) 848-0339 FAX (360) 336-3488  
cdsjostrom@comcast.net

DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE

C:\S.L.O\HOA's\active\Cascade River Park\Staflin\pleadings\judgment.wpd

2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

### III. DECREE OF FORECLOSURE

3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendants or persons claiming by, through or under the Defendants:

Lot 17, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages 22-24 inclusive, records of Skagit County, Washington.

(P63890)

3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.

3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.

3.4 Plaintiff waives any deficiency judgment.

3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and of every person claiming by, through or under the Defendant, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendant may have by law.

3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

DONE EX PARTE on May 7, 2019.

Presented by:

Craig Sjostrom  
CRAIG SJOSTROM #21149  
Attorney for Plaintiff

Judge/Commissioner

DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

C:\S.L\OH\active\Cascade River Park\Staff\in\pleadings\judgment.wpd

Page 2 of 2

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net