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08/07/2019 10:43 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Decree Quieting Title
19-2-00197-29

Grantor: (1) William G. Hulbert, Jr. & Clare M. Hulbert, h/w
(2) William Hulbert Mill Co.
(3) Larry Joe Stevenson
(4) Cascade River Development Co.

Grantee: Cascade River Community Club

Legal Description: Lot 23, Cascade River Park Div. 3 (Additional Description on page 3)

Assessor's Property Tax Parcel or Account No.: P63896

Reference Nos of Documents Assigned or Released: N/A

19-2-00197-29
JDDQT 15
Judgment and Decree Quieting Title
6200704



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 8/1/19



MELISSA BEATON, County Clerk

By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2019 JUL 31 PM 1:20

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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

Plaintiff

vs.

WILLIAM G. HULBERT, Jr. & CLARE M. HULBERT, h/w (or their heirs, successors and devisees if deceased); WILLIAM HULBERT MILL CO.; LARRY JOE STEVENSON, as his separate property if married (or his heirs, successors and devisees if deceased); CASCADE RIVER DEVELOPMENT CO.; AND ALL OTHER PERSONS UNKNOWN CLAIMING ANY INTEREST IN OR TO THE SUBJECT REAL PROPERTY

Defendants

No 19-2-00197-29

DECREE QUIETING TITLE

THIS MATTER having come on ex parte; an order of default having been entered against all of the defendants; now, therefore, the Court makes the following findings and conclusions and decree, to wit:

I. Findings & Conclusions

- 1.1 Plaintiff is a duly-authorized Washington nonprofit corporation. It is the managing entity for a residential community located in Skagit County, Washington and known as Cascade River Park.
- 1.2 The property that is the subject hereof is located within Cascade River Park, and is

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DECREE QUIETING TITLE

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described as follows:

Lot 23, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages 22-24 inclusive, records of Skagit County, Washington. (P63896)

- 1.3 Defendants William G. Hulbert, Jr. & Clare M. Hulbert are believed to be deceased.
- 1.4 William Hulbert Mill Co. is a defunct Washington corporation.
- 1.5 Defendant Larry Joe Stevenson is a resident of Oklahoma.
- 1.6 Defendant Cascade River Development Co. was a Washington partnership. It appears that as of April 3rd, 1974 the partners thereof were William P. Joslin; Calvin M. Hendrick; Don W. Elton; Ruskin, Fisher & Associates, Inc.; and Holiday Land Co. It is unknown as to whether any of these persons or entities are alive or otherwise still exist, or who their respective heirs, successors, assigns or devisees may be.
- 1.7 There may be other persons who claim some right, title or interest in the subject property, but the identities and whereabouts of such persons, if any, are unknown.
- 1.8 At some indeterminate time, it appears that Cascade River Development Co. sold various parcels in Cascade River Park to various persons. The vendor's interests in these contracts were assigned by Cascade River Development Co. to Defendant William G. Hulbert, Jr., under a Deed and Seller's Assignment of Real Estate Contracts, dated April 3rd, 1974 and recorded under Skagit County Auditor's File No. 799153.
- 1.9 Subsequently, Mr. Hulbert assigned the said Contracts to William Hulbert Mill Co., through a Deed and Seller's Assignment of Real Estate Contracts, dated June 12th, 1974 and recorded under Skagit County Auditor's File No. 802471.
- 1.10 Then, Mr. Hulbert, this time along with his wife Clare M. Hulbert executed another Deed and Seller's Assignment of Real Estate Contracts, dated September 15th, 1978, and recorded under Skagit County Auditor's File No. 887667. It is presumed that this conveyance was intended to transfer Ms. Hulbert's interest in the Contracts, if any, along with that of her husband.
- 1.11 One of the contracts that was assigned by the various instruments described above, and which was concerned with the subject real estate, had as vendee Larry Joe Stevenson. No fulfillment deed appears to exist of record, and it is unknown whether this contract was paid off or not. It appears Mr. Stevenson has abandoned his interest in the said property.
- 1.12 It would have been the intention of Cascade River Development Co., the Hulberts, or William Hulbert Mill Co., as the case may be, to transfer to Plaintiff any lots in Cascade River Park owned by any of them; however, no instrument to that effect appears to have been executed or recorded.
- 1.13 Plaintiff has been in actual, exclusive, uninterrupted, open, and notorious possession of the subject property for at least ten years prior to the commencement of this lawsuit. In addition, while the property was not listed on the tax rolls until 2014, Plaintiff has paid real estate taxes on the property since then.
- 1.14 This Court has jurisdiction over the parties and the subject matter hereof, and venue is proper.

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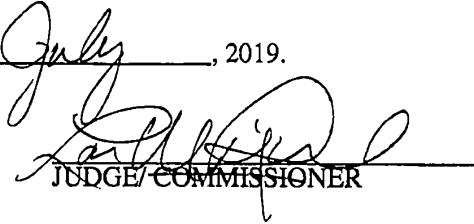
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II. Decree

WHEREFORE, IT IS IT IS ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

- 3.1 Title in and to the subject property shall be, and hereby is, quieted exclusively in Plaintiff, as against any of the Defendants or their respective heirs, successors, assigns or devisees.
- 3.2 Plaintiff shall bear its own costs.

DATED this 31st day of July, 2019.


JUDGE/COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff

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