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12/11/2019 11:39 AM Pages: 1 of 10 Fees: \$112.50
Skagit County Auditor

Return Address:

RONNIE AND KAMILLE MANDEL
415 So SKAGIT St.
BURLINGTON WA 98233

Document Title:

ORDER

Reference Number (if applicable): _____

Grantor(s): additional grantor names on page ____.

- 1) ARTHUR R. HOKSBERGEN
- 2) _____

Grantee(s): additional grantor names on page ____.

- 1) RONNIE M MANDEL
- 2) KAMILLE R MANDEL

Abbreviated Legal Description: full legal on page(s) ____.

PTN LOTS 17 AND 18, BLK 65, AMENDED PLAT
OF BURLINGTON

Assessor Parcel /Tax ID Number: additional parcel numbers on page ____.

P71733
P71725

10/4/2018

16-2-00129-0
ORGSJ 30
Order Granting Summary Judgment
3985253



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2018 OCT -4 AM 9:34

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 10/4/2018



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

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

Ronnie and Kamille MANDEL, a marital community

Plaintiff,

v.

Arthur HOKSBERGEN, an unmarried person; and Mortgage Electronic Registration Systems, Inc., a Delaware Corporation, as nominee for EverBank, a Federal Savings Association.

Defendant.

NO. 16-2-00129-0

ORDER GRANTING PLAINTIFFS' MOTION FOR SUMMARY JUDGMENT TO QUIET TITLE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 15 27 AB
DEC 11 2019

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

COMES NOW THE COURT AND, having reviewed Plaintiff's Motion for Summary Judgment and the supporting affidavits, and their Motion for Default and Supporting Affidavits, now hereby FINDS that

1. the parties own adjoining lots located in Burlington, WA.
2. Plaintiffs have openly, notoriously, continuously, adversely, and exclusively occupied the following parcel of land for more than 10 years before they filed this suit:

A portion of Lots 17 and 18, Block 65, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, more particularly described as follows:

FINDINGS, CONCLUSIONS, AND ORDER
GRANTING PLAINTIFFS MOTION FOR DEFAULT
AND FOR SUMMARY JUDGMENT - 1 -

JOSEPH D. BOWEN
Attorney at Law, P.S.
401 S. Second Street
Mount Vernon, WA 98273
(360) 336-6655; 336-2383 FAX

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10/4/2018

1 Beginning at the Northeast Corner of said Lot 18;
2 Thence Southerly along the East line of said Lot 18 a distance of 4.75 feet;
3 Thence Westerly to a point lying 4.29 feet Southerly of the Northwest Corner of said Lot
4 17, measured along the West line of said Lot 17;
5 Thence Northerly along said West line a distance of 4.29 feet to said Northwest corner;
6 Thence Easterly along the North line of said Lots 17 and 18 to the point of beginning.

7 Situate in the City of Burlington, County of Skagit, State of Washington.

8 4. Defendant MORTGAGE ELECTRONIC REGISTRATION SYSTEMS was
9 served a copy of Plaintiff's Amended Complaint and Summons, but has failed to appear and
10 Answer this suit. More than 60 days have elapsed since service

11 NOW THEREFORE the Court CONCLUDES that Plaintiffs have acquired inchoate title
12 to said parcel pursuant to the Doctrine of Adverse Possession and now ORDERS, ADJUDGES,
13 AND DECREES that

14 1. Defendant MORTGAGE ELECTRONIC REGISTRATION SYSTEMS is in
15 default for failure to appear and Answer in the time prescribed by law;

16 2. title to the real property parcel in dispute herein is forever quieted in favor of
17 Plaintiffs as to Defendant ARTHUR HOKSBERGEN, MORTGAGE ELECTRONIC
18 REGISTRATION SYSTEMS, their heirs, successors, and assigns.

19 3. Said property is legally described as follows:
20 A portion of Lots 17 and 18, Block 65, "AMENDED PLAT OF BURLINGTON,
21 SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17,
22 records of Skagit County, Washington, more particularly described as follows:
23 Beginning at the Northeast Corner of said Lot 18;
24 Thence Southerly along the East line of said Lot 18 a distance of 4.75 feet;
25 Thence Westerly to a point lying 4.29 feet Southerly of the Northwest Corner of said Lot
26 17, measured along the West line of said Lot 17;
Thence Northerly along said West line a distance of 4.29 feet to said Northwest corner;
Thence Easterly along the North line of said Lots 17 and 18 to the point of beginning.

27 Situate in the City of Burlington, County of Skagit, State of Washington.

28 4. Plaintiffs may present this Judgment and Order to Skagit County and request a
29 boundary line adjustment.

30 DONE IN OPEN COURT THIS 4 day of October,
31 2018.

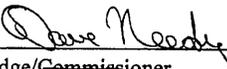
FINDINGS, CONCLUSIONS, AND ORDER
GRANTING PLAINTIFFS MOTION FOR DEFAULT
AND FOR SUMMARY JUDGMENT - 2 -

JOSEPH D. BOWEN
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10/4/2018

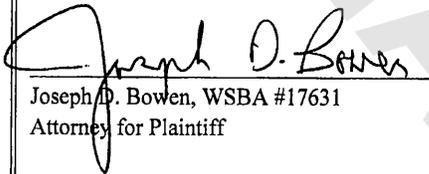
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The Hon. **DAVE NEEDY**



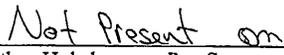
Judge/Commissioner

Presented by:
JOSEPH D. BOWEN
ATTORNEY AT LAW, P.S.



Joseph D. Bowen, WSBA #17631
Attorney for Plaintiff

Approved for Entry as to Form; Notice
of Presentation Waived:

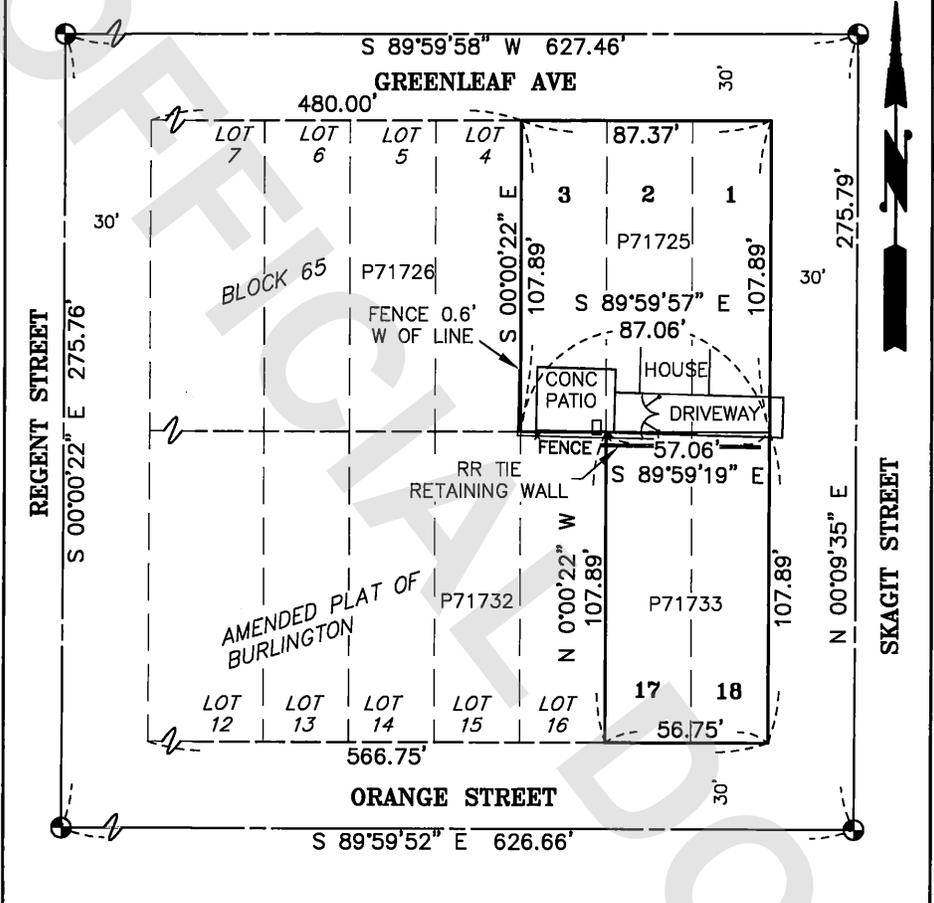


Arthur Hoksbergen, *Pro Se*

**FINDINGS, CONCLUSIONS, AND ORDER
GRANTING PLAINTIFFS MOTION FOR DEFAULT
AND FOR SUMMARY JUDGMENT - 3 -**

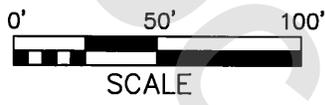
JOSEPH D. BOWEN
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**BOUNDARY LINE ADJUSTMENT
 A PORTION OF BLOCK 65,
 AMENDED PLAT OF BURLINGTON
 SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.**



LOT AREA TABLE

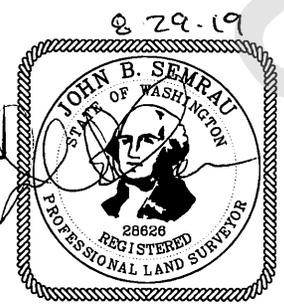
EXISTING PARCEL P71725	0.22 ACRES (9,410 SF)
EXISTING PARCEL P71733	0.14 ACRES (6,139 SF)



OWNERS
P71725
 RONNIE M. AND KAMILLE R. MANDEL
 415 SOUTH SKAGIT STREET
 BURLINGTON, WA. 98233

P71733
 ARTHUR HOKSBREGEN
 380 MCDOUGAL STREET
 BLACKFOOT, ID 8322

APPROVED
 by the grantee. This lot is not a boundary adjustment
 is not for the purpose of creating an additional lot.
 1/6/2019
 PLANNING DIRECTOR
 CITY OF BURLINGTON

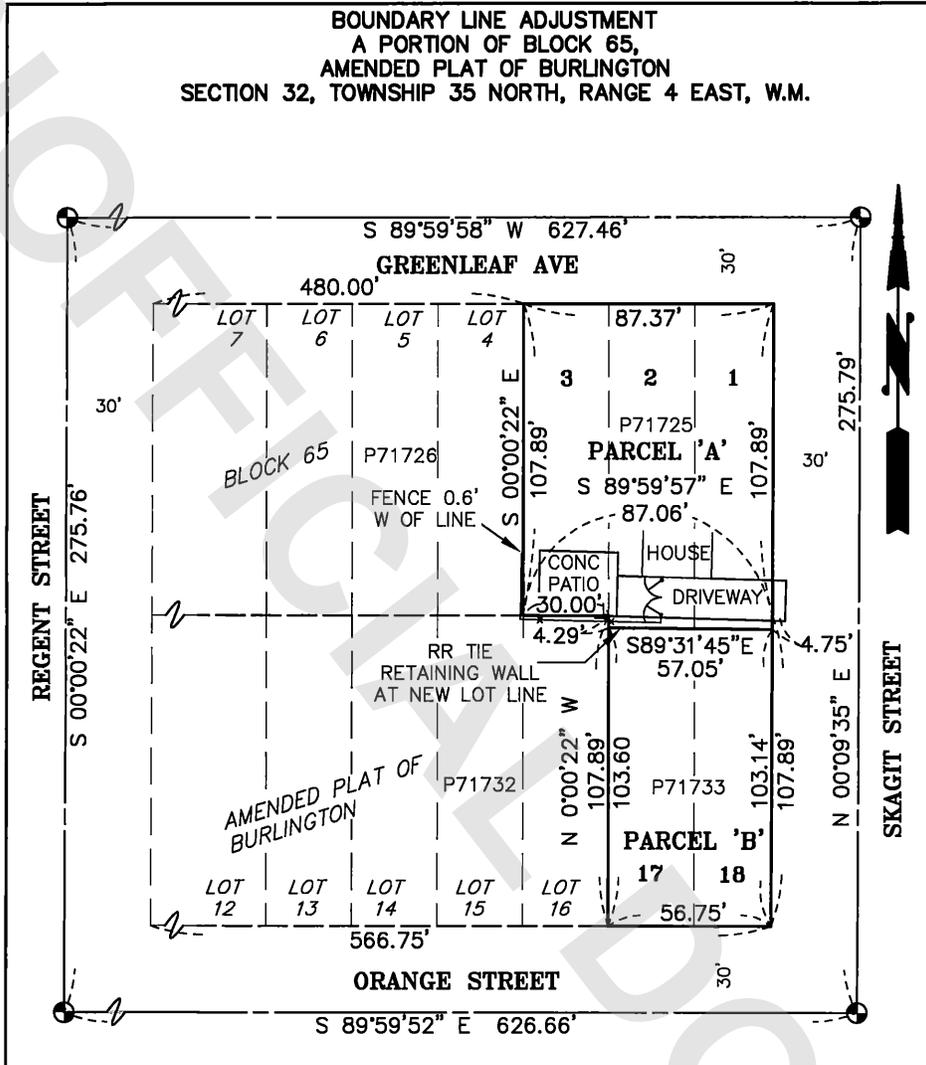


EXISTING SITE PLAN

SEMRAU ENGINEERING & SURVEYING, PLLC
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING
 2118 RIVERSIDE DRIVE – SUITE 208
 MOUNT VERNON, WA 98273
 360-424-9566

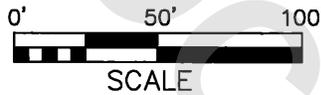
SHEET 1 OF 2
 DRAWING: 5400BLA-R.DWG
 JOB NO.: 5400
 DATE: 8/29/19

BOUNDARY LINE ADJUSTMENT
 A PORTION OF BLOCK 65,
 AMENDED PLAT OF BURLINGTON
 SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.



LOT AREA TABLE

NEW PARCEL 'A'	0.22 ACRES (9,668 SF)
NEW PARCEL 'B'	0.14 ACRES (5,881 SF)



OWNERS

P71725
 RONNIE M. AND KAMILLE R. MANDEL
 415 SOUTH SKAGIT STREET
 BURLINGTON, WA. 98233

P71733
 ARTHUR HOKSBREGEN
 380 MCDUGAL STREET
 BLACKFOOT, ID 83221

APPROVED COPY OF EXHIBIT
 The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.
 _____ Date 9/6/2019
 Planning Director



PROPOSED SITE PLAN

SEMRAU ENGINEERING & SURVEYING, PLLC
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING
 2118 RIVERSIDE DRIVE - SUITE 208
 MOUNT VERNON, WA 98273
 360-424-9566

SHEET 2 OF 2

DRAWING: 5400BLA-R.DWG
 JOB NO.: 5400
 DATE: 8/29/19

Existing P71725

Lots 1, 2, and 3, Block 65, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

The above use
or aggregated with contiguous parcels owned
by the grantee. This lot boundary adjustment
is not for the purpose of creating an additional lot.
 9/6/2019
PLANNING DIRECTOR DATE

APPROVED, CITY OF BURLINGTON

Existing P71733

Lots 17 and 18, Block 65, "AMENDED PLAT OF BURLINGTON", according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in Skagit County, Washington.

The above described property will be combined
or aggregated with contiguous property owned
by the grantee. This lot boundary adjustment
is not for the purpose of creating an additional lot.
 9/6/2019
PLANNING DIRECTOR DATE

APPROVED, CITY OF BURLINGTON

Proposed Parcel 'A'

Lots 1, 2, and 3, Block 65, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH a portion of Lots 17 and 18, Block 65, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, more particularly described as follows:

Beginning at the northeast corner of said Lot 18; thence southerly along the East line of said Lot 18 a distance of 4.75 feet; thence westerly to a point lying 4.29 feet southerly of the northwest corner of said Lot 17, measured along the West line of said Lot 17; thence northerly along said West line a distance of 4.29 feet to said northwest corner; thence easterly along the North line of said Lots 17 and 18 to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

 PLANNING DIRECTOR

9/6/2019
DATE

APPROVED, CITY OF BURLINGTON

Proposed Parcel "B"

Lots 17 and 18, Block 65, "AMENDED PLAT OF BURLINGTON", according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

EXCEPT that portion of said Lots 17 and 18, Block 65, more particularly described as follows:

Beginning at the northeast corner of said Lot 18; thence southerly along the East line of said Lot 18 a distance of 4.75 feet; thence westerly to a point lying 4.29 feet southerly of the northwest corner of said Lot 17, measured along the West line of said Lot 17; thence northerly along said West line a distance of 4.29 feet to said northwest corner; thence easterly along the North line of said Lots 17 and 18 to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

The above described property will be divided or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

 PLANNING DIRECTOR 9/2/2019
DATE

APPROVED CITY OF BURLINGTON