



201912200161

12/20/2019 04:15 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Return Address:

P. Hayden

Document Title:

FINAL Judgment, Case # 19-2-06269-29

Reference Number (if applicable): AF #s 9401250053
AF # 9805050024

Grantor(s):

☐ additional grantor names on page ____

- 1) Wells Fargo Bank, NA
- 2) _____

Grantee(s):

☐ additional grantor names on page ____

- 1) ~~Jordyn~~ Dargitz, Jordyn AS PR for ~~for~~
Estate of LARRY L. Dargitz
- 2) O'Connell; Chornie, AS PR
as PR for Estate of Larry L. Dargitz
- 3) Nationstar Mortgage LLC

Abbreviated Legal Description:

☐ full legal on page(s) ____

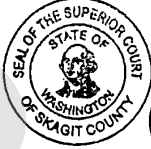
Lot 54, Plat of Country Aire Phase 1

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

P104093 / ~~466-0~~ 4605-00-054-0003

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 12/19/2019



MELISSA BEATON, County Clerk

By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2019 DEC -9 PM 11:38

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

NATIONSTAR MORTGAGE LLC, dba
MR. COOPER,

Plaintiff,

vs.

WELLS FARGO BANK, N.A.; JORDYN
DARGITZ AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
LARRY L. DARGITZ; CHONNIE
O'CONNELL AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
LARRY L. DARGITZ,

Defendants.

Case No.: 19-2-00269-29

FINAL JUDGMENT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

26195519
DEC 20 2019

Amount Paid \$ 0
Skagit Co. Treasurer
By BH Deputy

JUDGMENT SUMMARY

REAL PROPERTY JUDGMENT SUMMARY:

[] Does not apply. [X] Real Property Judgment Summary is set forth below:

Commonly known as 1404 Gilkey Road, Burlington, WA 98233 and legally described as follows:

I. JUDGMENT SUMMARY FOR REAL ESTATE

1. Judgment Debtor/Grantor:..... Wells Fargo Bank, N.A.

FINAL JUDGMENT - 1

Patrick M. Hayden
Law Office
PO Box 454 / 109 Warner Street
Sedro-Woolley, WA 98284
Tel 360.855.1811

2. Judgment Creditor/Grantee:..... A. Nationstar Mortgage LLC *dba* Mr. Cooper
as to the Deed of Trust recorded in Skagit Co.
Auditor's File No. 9401250053;
B. Jordyn Dargitz and Chonnie O'Connell as Co-
Personal Representative of the Estate of Larry L.
Dargitz, Jr., Deceased, Skagit Co. Superior Court
Cause No. 17-4-00225-9 as to title to the real
property described herein.
3. Abbreviated Legal Description:..... Lot 54, "PLAT OF COUNTRY AIRE PHASE 1"
as per plat recorded in Volume 15 of Plats pages
91-94, inclusive, records of Skagit County, state of
Washington, Situated in Skagit Co. Washington.
4. Tax Parcel No:..... P104093 / 4605-00-054-0003
5. Attorney for Judgment Creditor/
Grantee:..... Patrick M. Hayden, WSBA #11061 (Dargitz Estate)
and Aldridge Pite, LLP by Kimberly Hood, WSBA
#42903 (Nationstar Mortgage LLC)
6. Attorney for Judgment Debtor/
Grantor:..... Aldridge Pite, LLP by Kimberly Hood, WSBA
#42903 (Wells Fargo Bank, N.A.)

II. JUDGMENT

This matter coming on before the court on the agreement of the parties, the Plaintiff Nationstar Mortgage LLC being represented by Kimberly Hood of Aldridge Pite, LLP; the Defendants Jordyn Dargitz and Chonnie O'Connell in their capacities as Co-Personal Representatives for the Estate of Larry L. Dargitz, Jr. being represented by Patrick M. Hayden; and the Defendant Wells Fargo Bank N.A. Being represented by Kimberly Hood of Aldridge Pite, LLC, and the court having reviewed the files and records herein, and being fully advised in the premises, now therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. Rescission of Trustee's Deed. The May 1, 1998 Trustee's Sale for the property described below is hereby vacated, and the Deed Upon Sale recorded on May 5, 1998 in Skagit County Auditor's File No. 9805050024, in which Roger W. Jones, Jr. is Grantor and Wells Fargo Bank is Grantee, regarding the following described real property:

Lot 54, "PLAT OF COUNTRY AIRE PHASE as per plat recorded in Volume 15 of Plats pages 91-94, inclusive, records of Skagit County, State of Washington. Situated in Skagit Co. Washington.

shall be and is hereby rescinded. Title said real property is shall be and is hereby vested in Jordyn Dargitz and Chonnie O'Connell as Co-Personal Representatives of the Estate of Larry L. Dargitz, Skagit County Superior Court Cause No. 17-4-00225-9, subject to the Deed of Trust referenced in Section 2 below.

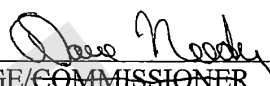
2. Deed of Trust Reinstated. The Deed of Trust dated January 21, 1994 between Larry L. Dargitz Jr. and Crystal D. Dargitz, husband and wife, as Grantors, Commonwealth Land Title Company as Trustee, and Cascade Savings Bank FSB as Beneficiary, recorded January 25, 1994 in Skagit County Auditor's File No. 9401250053, shall be and is hereby reinstated.

3. Assignment Ratified. The beneficial interest in the above-referenced Deed of Trust shall be and is now vested in Nationstar Mortgage, LLC through assignments set forth in Skagit County Auditor's File Nos. 9406220057, 200004180026, 201307220130 and 201509080042, which are hereby affirmed as if the Trustee' Sale did not occur.

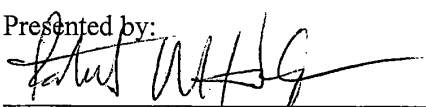
4. Costs and Fees. Each party shall pay their own costs and attorney fees.

5. Heirs, Successors and Assignees. This order shall be binding on and inure to the benefit of the parties, their heirs, successors and assigns.

Dated this 9 day of December, 2019.



JUDGE/COMMISSIONER

Presented by:


Patrick M. Hayden, WSBA # 11061
Attorney for Defendants Dargitz and O'Connell
As Co-PRs of the Estate of Larry L. Dargitz, Jr.

Approved for Entry;
Notice of Presentation Waived:

ALDREIDGE PITE, LLP

By 
Kimberly Hood, WSBA #42903
Attorney for Plaintiff Nationstar
Mortgage LLC and Wells Fargo Bank, N.A.

FINAL JUDGMENT - 3

Patrick M. Hayden
Law Office
PO Box 454 / 109 Warner Street
Sedro-Woolley, WA 98284
Tel 360.855.1811