



**202103190058**

03/19/2021 10:37 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***DECREE QUIETING TITLE***

**Grantor:** Coddwomple LLC

**Grantee:** Judy A. Nestle

**Legal Description:** Lots 1-8, Block 202; Lots 1-8, Block 203, Northern Pac. Add'n to Anacortes

**Assessor's Property Tax Parcel or Account Nos.:** P58265; P58268; P58272; P58277; P58279

**Reference Nos of Documents Assigned or Released:** N/A

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20-2-00283-29  
JDDQT  
Judgment and Decree Quieting Title  
9915472



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2021 MAR 11 PM 2:53

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

JUDY NESTLE, an unmarried person

Plaintiff

vs.

CODDIWOMPLE, LLC; HERITAGE  
BANK; AND ALL OTHER PERSONS  
CLAIMING ANY INTEREST IN OR TO  
THE SUBJECT PROPERTY

Defendants

No 20-2-00283-29

**STIPULATED DECREE**

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 3/19/2021



MELISSA BEATON, County Clerk

By:   
Deputy Clerk

COME NOW THE PARTIES HEREIN, by and through their attorneys, and Stipulate to the entry  
of the following Decree:

1. This matter concerns a boundary dispute in a portion of Blocks 202 and 203, Northern Pacific Addition to Anacortes. Plaintiff, Judy Nestle, claims ownership of a portion of Defendant Coddwomple, LLC's property by virtue of adverse possession. The said Defendant disputes these claims.
2. Plaintiff and Defendant Coddwomple LLC have reached an agreement concerning this dispute, and in furtherance thereof have executed a Settlement Agreement, dated May 21<sup>st</sup>, 2020. The said Agreement is fully incorporated herein by reference, and the provisions thereof adopted as an order of this Court, provided that in the event of any conflict between the provisions of the Agreement and of this Decree, this Decree shall control.
3. Pursuant to the Agreement, the parties have caused a survey to be completed, and a new legal description for the agreed-on common boundary has been created.
4. The revised description of Plaintiff's property is as follows:

Lots 1-4, Block 202; and the North 36 feet (as measured perpendicular to the

**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

**STIPULATED DECREE**

C:\S.L.O\clients\Nestle, Judy\Boundary\pleadings\decree.wpd

North line) of Lots 1-4 inclusive, Block 203, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Wash.

(P58265)

5. The revised description of Defendant Coddwomple LLC's property is as follows:

Lots 5-8 inclusive, Block 202; Lots 1-4 inclusive, Block 203, EXCEPT the North 36 feet thereof (as measured perpendicular to the North line); Lots 5-8 inclusive, Block 203; Lots 1-10 inclusive, Block 204; and Lots 1-10 inclusive, Block 205, NORTHERN PACIFIC ADDITION TO ANACORTES, as per the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Wash.

(P58268; P58272; P58277; P58279)

6. Heritage Bank should be dismissed from this action with prejudice.
7. The lien recorded under Skagit County AFN 201905160063 shall be and hereby is invalidated and released as an encumbrance against any of the parcels described above.
8. Each party shall bear their own costs.

DATED: 3/11/21

JUDGE

commissioner

Presented by:

Approved for entry by:

CRAIG SJOSTROM WSBA #21149  
Attorney for Plaintiff

DEMCO LAW FIRM  
Attorneys for Defendant Coddwomple LLC

By: please see attached  
SKYLER GUNDERSON WSBA #54013

**CRAIG D. SJOSTROM**

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**STIPULATED DECREE**

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North line) of Lots 1-4 inclusive, Block 203, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Wash.

(P58265)

5. The revised description of Defendant Coddwomple LLC's property is as follows:

Lots 5-8 inclusive, Block 202; Lots 1-4 inclusive, Block 203, EXCEPT the North 36 feet thereof (as measured perpendicular to the North line); Lots 5-8 inclusive, Block 203; Lots 1-10 inclusive, Block 204; and Lots 1-10 inclusive, Block 205, NORTHERN PACIFIC ADDITION TO ANACORTES, as per the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Wash.

(P58268; P58272; P58277; P58279)

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8. Each party shall bear their own costs.

DATED: \_\_\_\_\_

\_\_\_\_\_  
JUDGE

Presented by:

Approved for entry by:

  
CRAIG SJOSTROM WSBA #21149  
Attorney for Plaintiff

DEMCO LAW FIRM  
Attorneys for Defendant Coddwomple LLC

By:   
SKYLER GUNDERSON WSBA #54013