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When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Judgment***  
**19-2-01395-29**

**Grantor:** Ryan K. Kessler

**Grantee:** Cape Horn Maint. Co.

**Legal Description:** Lot 35, Block I, Cape Horn on the Skagit, Div. 2

**Assessor's Property Tax Parcel or Account No.:** P63314

**Reference Nos of Documents Assigned or Released:** 201912110047

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

MAR 26 2021

19-2-01395-29  
DFJG 21  
Default Judgment  
10014096



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

CAPE HORN MAINTENANCE Co., a  
Washington nonprofit corporation

Plaintiff

vs.

RYAN K. KESSLER, as his separate  
property if married

Defendant

No 19-2-01395-29

DEFAULT JUDGMENT & DECREE  
OF FORECLOSURE

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 4/9/2021



MELISSA BEATON, County Clerk

By: [Signature]  
Deputy Clerk

**I. JUDGMENT SUMMARY**

Judgment Creditor: ..... Cape Horn Maint. Co.  
 Judgment Debtor: ..... Ryan K. Kessler  
 Principal Judgment Amount: ..... \$7,640.33  
 Interest to Date of Judgment: ..... \$0.00  
 Taxable Costs: ..... \$1,166.00  
 Attorney's Fees: ..... \$2,500.00  
 Attorney for Judgment Creditor: ..... Craig Sjostrom #21149  
 Attorney for Judgment Debtor: ..... N/A  
 Property Description: ..... Lot 35, Block I, Cape Horn Div. 2  
 Tax Parcel Numbers: ..... P63314

**II. JUDGMENT**

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an  
Order of Default having been entered against Defendant; now, therefore, judgment is hereby  
entered against Defendant, 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 \$7,640.33.

**CRAIG D. SJOSTROM**

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**DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE**

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1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,166.00, and a  
2 reasonable attorney's fee as prayed for of \$2,500.

3 2.3 The total judgment is thus \$11,306.33. Interest on the judgment, costs, and attorney's fees  
4 shall bear interest at 12% per annum.

5 **III. DECREE OF FORECLOSURE**

6 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,  
7 superior to any right, title, claim, lien or interest on the part of the Defendant, or persons  
8 claiming by, through or under the Defendant:

9 Lot 35, Block I, "CAPE HORN ON THE SKAGIT, DIV. 2", as per the plat recorded in  
10 Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

11 (P63314)

12 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in  
13 one or more parcels in accordance with and in the manner provided by law.

14 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
15 be applied first toward the payment of the costs of said sale and then towards the payment  
16 of Plaintiff's judgment.

17 3.4 Plaintiff waiv es any deficiency judgment.

18 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and  
19 of every person claiming by, through or under the Defendant, in or to said property,  
20 including the right of possession thereof from and after said sale, be forever barred and  
21 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the  
22 premises as allowed by law, subject only to such statutory rights of redemption as the  
23 Defendant may have by law.

24 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not  
25 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the  
26 Sheriff of Skagit County, Washington, to deliver possession of said premises to the  
27 Plaintiff.

28 DONE EX PARTE on 3/26/21, 2021.

29   
30 JUDGE/COMMISSIONER

Presented by:

31   
32 CRAIG SJOSTROM #21149  
33 Attorney for Plaintiff

**CRAIG D. SJOSTROM**

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