



202104160041

04/16/2021 09:31 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
20-2-00173-29

Grantor: Linda Quatsoe

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 34, Block B, Cape Horn on the Skagit Div. 2

Assessor's Property Tax Parcel or Account No.: P63173

Reference Nos of Documents Assigned or Released: 202002120044

20-2-00173-29
DFJG 12
Default Judgment
9793123



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

FEB 19 2021

4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

LINDA J. QUATSOE, or her heirs and
devisees if deceased

Defendant

No 20-2-00173-29

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 4/19/2021



MELISSA BEATON, County Clerk

By: *Melissa Beaton*
Deputy Clerk

I. JUDGMENT SUMMARY

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	Linda J. Quatsoe
Principal Judgment Amount:	\$3,287.03
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$2,227.40
Attorney's Fees:	\$2,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Property Description:	Lot 34, Block B, Cape Horn Div. 2
Tax Parcel Numbers:	P63173

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

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

**DEFAULT JUDGMENT &
DECREE OF FORECLOSURE**

C:\S.L.O\HOA\active\Cape Horn\Quatsoe\pleadings\judgment.wpd

1 amount of \$3,287.03.

2 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$2,227.40, and a
3 reasonable attorney's fee as prayed for of \$2,500.

4 2.3 The total judgment is thus \$8,014.43. Interest on the judgment, costs, and attorney's fees
5 shall bear interest at 12% per annum.

6 **III. DECREE OF FORECLOSURE**

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

10 Lot 34, Block B, "CAPE HORN ON THE SKAGIT, DIV. 2", as per the plat recorded in
11 Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

12 (P63173)

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

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

18 3.4 Plaintiff waives any deficiency judgment.

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

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

29 DONE EX PARTE on February 19, 2021.

30 
JUDGE/COMMISSIONER

Presented by:


31 **CRAIG SJOSTROM #21149**
32 Attorney for Plaintiff

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