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Skagit County Auditor

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Patrick K. McKenzie
MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.
4220 132nd Street SE, Suite 201
Mill Creek, WA 98012

Document Title: Default Judgment Quieting Title

Reference Number of Document assigned or released: N/A

Grantor: H.C. Peters and Gertrude Peters, and all of their heirs, successors, and assigns; and all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described herein

Grantee: Theo Hill, LLC, a Washington limited liability company

Legal Description: Prtn Gov Lot 4, Sec 36, Twn 34 N, Rge 4 EWM, Skagit Co, WA (full Legal at pg 3 of Judgment)

Assessor's Property Tax Parcel/Account No.: N/A P29938

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2021 AUG 20 PM 12:59

21-2-00338-29
DFJG 9
Default Judgment
10884263



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 9/14/21



MELISSA BEATON, County Clerk

By: Mary Gill
Deputy Clerk

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THEO HILL, LLC, a Washington limited liability company,

Plaintiff,

v.

H. C. PETERS and GERTRUDE PETERS, both presumed to be deceased, and all of their heirs, successors, and assigns; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

No. 21-2-00338-29

ORDER OF DEFAULT AND DEFAULT JUDGMENT QUIETING TITLE

I. JUDGMENT SUMMARY

Judgment Creditor:

Theo Hill, LLC

Judgment Debtors:

H.C. Peters and Gertrude Peters, and all of their heirs, successors, and assigns; and all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein

ORDER OF DEFAULT AND DEFAULT JUDGMENT
QUIETING TITLE - 1

MARSH MUNDORF PRATT SULLIVAN
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MILL CREEK, WA 98012
(425) 332-2000 FAX: (425) 225-6810

ORIGINAL

Principal Judgment Amount: \$0.00

Abbreviated Legal Description: Prtn Gov Lot 4, S 36, Twp 34N, R 4E, W.M.

Property ID No.: 13891

Parcel No./Geo ID: 413 273 003

Attorneys for Judgment Creditor: Karl F. Hausmann
Marsh Mundorf Pratt Sullivan
+ McKenzie, P.S.C.
4220 132nd St. SE, Suite 201
Mill Creek, WA 98012

II. JUDGMENT

THIS MATTER having come on *ex parte* for hearing before the Court this day upon the Motion and Affidavit of Plaintiff's undersigned counsel, Karl F. Hausmann of Marsh Mundorf Pratt Sullivan + McKenzie, P.S.C. for an Order adjudging the Defendants to be in default for failure to appear and/or answer, and it appearing all of the listed Defendants were served by Summons by Publication in said proceedings, and that the time for serving and filing an Answer has elapsed, NOW, THEREFORE,

IT IS HEREBY ORDERED, ADJUDGED and DECREED that the Defendants, H.C. Peters and Gertrude Peters, and all of their heirs, successors, and assigns; and also, all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the Complaint herein, are in default herein.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that title to the following described real property is hereby quieted in Plaintiff, Theo Hill, LLC, as against Defendants, H.C. Peters and Gertrude Peters, and all of their heirs, successors,

ORDER OF DEFAULT AND DEFAULT JUDGMENT
QUIETING TITLE - 2

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and assigns; and also, all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described as:

That portion of Government Lot 4 of Section 36, Township 34 North, Range 4 East, W.M. described as follows:

Begin at the Southwest corner of that certain tract conveyed to James P. Burdick by deed recorded June 12, 1917 as Auditor's File No. 119539 in Volume 170 of Deeds, Page 70, records of Skagit County, Washington; thence South to the Northwest corner of that certain tract conveyed to William Brusewitz by deed recorded July 5, 1923 as Auditor's File No. 165842 in Volume 129 of Deeds, Page 436; thence East along the North line of said Brusewitz tract to its Northeast corner; thence Northerly along the West line of West Big Lake Boulevard as shown on the face of the plat of Big Lake Water Front Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, Page 12, to the Southeast corner of said Burdick tract; thence West along the South line of said Burdick tract to its Southwest corner being the Point of Beginning; EXCEPT those portions thereof conveyed to Skagit County by deeds recorded April 30, 1947 and May 26, 1947 as Auditor's File Nos. 403869 and 404830; AND ALSO EXCEPT that portion thereof, if any, lying within the existing as-built right-of-way for West Big Lake Boulevard.


Situate in the County of Skagit, State of Washington.1

DATED this 20 day of August, 2021.


JUDGE/COURT COMMISSIONER

Presented by:

MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.


Karl F. Hausmann, WSBA #21006
Attorneys for Plaintiff

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ORDER OF DEFAULT AND DEFAULT JUDGMENT
QUIETING TITLE - 3

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