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05/02/2023 10:55 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Decree Invalidating Outlawed Deed of Trust
23-2-00063-29

Grantor: Daniel R. Madlung

Grantee: Robin L. Price

Legal Description: Lot 3, Umbarger Tracts

Assessor's Property Tax Parcel or Account No.: P72842

Reference Nos of Documents Assigned or Released: 200803240122

23-2-00063-29
JDDQT 11
Judgment and Decree Quieting Title
14322346



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 5/1/2023



MELISSA BEATON, County Clerk
By: *[Signature]*
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

APR 27 PM 1:32

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

ROBIN L. PRICE, an unmarried person

Plaintiff

vs.

DANIEL R. MADLUNG, as his separate property

Defendant

№ 23-2-00063-29

DECREE INVALIDATING PROMISSORY NOTE AND DEED OF TRUST, AND QUIETING TITLE

THIS MATTER HAVING COME ON EX PARTE, the Court having entered an order of default against the defendant, now, therefore, IT IS HEREBY ORDERED AS FOLLOWS:

1. That certain Promissory Note, executed by the Plaintiff in favor of the Defendant, in the principal amount of One Hundred Seventy Five Thousand Dollars (\$175,000) and dated March 20th, 2008, is hereby invalidated and rendered wholly unenforceable and of no force and effect.
2. The Deed of Trust securing the said Note, recorded under Skagit County Auditor's File No. 200803240122 and encumbering the above-described property, is likewise invalidated, rendered wholly unenforceable and of no force and effect.
3. Title in and to the following-described real property, wholly located within Skagit County, Washington, be and hereby is quieted in Plaintiff in fee simple, exclusive of the claims of the Defendant herein, or his successors:

Lot 3, 'UNBARGER TRACTS'; as per the plat thereof recorded in Vol. 9 of Plats, pages 107 and 108, records of Skagit County, Wash.

(P72842)

4. Plaintiff is the prevailing party, but shall bear her own costs.

CRAIG D. SJOSTROM

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DONE EX PARTE on this the 27 day of April, 2023.


~~JUDGE/ COMMISSIONER~~

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff

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