

AFTER RECORDING RETURN TO:  
**PERYEA SILVER TAYLOR**  
1200 Fifth Avenue, Suite 1550  
Seattle, WA 98101

Document Title(s):	Judgment
Grantors:	Virginia L. Quam
Grantee:	Skagit Highlands Homeowners Association
Legal Description (abbr.):	LOT 254, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)"
Assessor's Tax Parcel ID #:	49150002540000
Reference Nos. of Documents:	None

The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NONSTANDARD RECORDINGS ONLY (sign and remit fee only if document(s) do not meet formatting/margin requirements): I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

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Signature of Requesting Party  
{Required for non-standard recordings only}

25-2-00021-29  
JD 8  
Judgment  
18117744



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2025 JAN 10 PM 4:05

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 1-17-25



MELISSA BEATON, County Clerk

BY: CHRISTINE LUVERA  
Deputy Clerk

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

SKAGIT HIGHLANDS HOMEOWNERS  
ASSOCIATION, a Washington State non-profit  
corporation,

Plaintiff,

vs.

VIRGINIA L. QUAM and JOHN OR JANE DOE  
QUAM, a Washington Marital or Quasi-Marital  
Community,

Defendants.

NO. 25-2-00021-29

JUDGMENT  
(DEFAULT)

(Clerk's Action Required)

JUDGMENT SUMMARY

Judgment Creditor:	SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION
Attorney for Judgment Creditor:	Chawisa Laicharoenwat, WSBA #60882 Peryea Silver Taylor
Judgment Debtor(s)	VIRGINIA L. QUAM and JOHN OR JANE DOE QUAM
Tax Parcel No. of Property:	P125466 (prop. desc. on p. 2 of judgment)
Principal Judgment Amount:	\$1,289.36
Interest on Amount Certain:	\$66.61
Attorney's Fees:	\$2,867.50
Taxable Costs:	\$742.32
Interest on Judgment	(12% per annum)
<b>TOTAL JUDGMENT:</b>	<b>\$4,965.79</b>

JUDGMENT (DEFAULT) - 1 of 5

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(206) 403-1933

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**JUDGMENT**

1  
2 This matter came on for consideration without oral argument before the undersigned  
3 judicial officer of Skagit County Superior Court on the Plaintiff's Motion for Entry of Judgment.  
4 Plaintiff appeared through attorney of record, Chawisa Laicharoenwat. The Court, having  
5 reviewed the file and records herein, having read and considered the Declaration of Counsel in  
6 support of the motion, and deeming itself fully advised, now makes the following findings and  
7 conclusions:

**FINDINGS**

- 8  
9 1. Defendants are in default.
- 10 2. There was an express covenant given for the Defendants' payment of assessments to the  
11 Plaintiff, secured by a homeowners' association lien on the real property described below  
12 (Subject Real Property).
- 13 3. The Defendants have breached this covenant.
- 14 4. The Subject Real Property is described as follows:
- 15 LOT 254, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT  
16 RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE CITY OF MOUNT  
17 VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.
- 18 5. The Subject Real Property is commonly known as: 515 Crested Butte Boulevard, Mount  
19 Vernon, WA 98273.
- 20 6. Plaintiff's monetary claim against the Defendants includes a claim for delinquent  
21 assessments, interest, late charges, and costs of collection, including attorney's fees.

22 **JUDGMENT (DEFAULT) - 2 of 5**

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1 7. The Plaintiff's lien against the Subject Real Property secures payment of delinquent  
2 assessments, interest, late charges, and costs of collection, including attorney's fees.

3 8. The Plaintiff is not prosecuting any other action for the same monies owed or matter, and  
4 is not seeking to obtain execution of any judgment in any other action.

5 9. Defendants are not in military service.

6 10. Defendants are neither infants nor incompetent persons.

7 11. Proof of Service as required by CR 55(b)(4) was filed with the Court on or about January  
8 1, 2025.

9 12. The amount of damages is in an amount certain as of January 7, 2025, including all unpaid  
10 assessments and costs of collection.

#### 11 CONCLUSIONS

12 1. The Court has jurisdiction over the parties and subject matter of this lawsuit.

13 2. The Defendants are in breach of the Covenant to Pay Association assessments, and are in  
14 default.

15 3. The Plaintiff is entitled to judgment against the Defendants as a result of the Defendants  
16 breach of Declaration obligations, including all assessments due but not paid, and all costs of  
17 collection, including attorney's fees.

18 4. The lien amount as of January 7, 2025 is \$4,965.79. The lien amount includes unpaid  
19 assessments, interest, late charges, and costs of collection, including attorney's fees.

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**JUDGMENT (DEFAULT) - 3 of 5**

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1 5. The Association's lien is valid, has not been waived by the Plaintiff, the priority date is  
 2 August 17, 2005, the lien is of a continuing nature and may increase until satisfied, and the lien  
 3 is superior to all right, title, and interest of the Owners.

4 6. The debt amount as of January 7, 2025 is \$4,965.79. The lien amount includes unpaid  
 5 assessments, interest, late charges, and costs of collection, including attorney's fees.

6 **ORDERED, ADJUDGED, and DECREED:**

7 1. That the Motion for Entry of Judgment be granted;

8 2. That judgment be entered against the defendants, and in favor of the plaintiff, in the  
 9 amount of \$4,965.79 as of January 7, 2025.

10 3. That the judgment shall bear interest at 12% per annum from the date on which judgment  
 11 is entered.

12 4. That the Plaintiff's lien has not been waived and remains as an encumbrance against the  
 13 Subject Real Property until satisfied.

14 5. That the Plaintiff may record the judgment with the recording office of Skagit County and  
 15 the recording office of any other County where the Defendants may have property interests.

16  
 17 DONE IN OPEN COURT this 10 day of January 2025.

18   
 19 Judge/Commissioner

20 Presented By:  
 21 PEREY SILVER TAYLOR

22 By: s/ Chawisa Lalcharoenwat

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**Chawisa Laicharoenwat, WSBA #60882**  
**Attorneys for Plaintiff**  
**1200 Fifth Avenue, Suite 1550**  
**Seattle, WA 98101**  
**(206) 403-1933 | f. (206) 858-6368**  
**claicharoenwat@pstlawyers.com**

**JUDGMENT (DEFAULT) - 5 of 5**

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**1200 Fifth Avenue, Suite 1550**  
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**(206) 403-1933**

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