




202502110028

02/11/2025 11:22 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

After recording, please return to:
The Law Office of Justin Rothboeck
1008 5th Street
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20250305
FEB 11 2025

Amount Paid \$6
Skagit Co. Treasurer
By  Deputy

Recording Cover Sheet

DOCUMENT TITLE: Judgement and Decree Quieting Title (i.e., ORDER)

THE LIS PENDENS RECORDED UNDER THE FOLLOWING SKAGIT COUNTY AUDITORS FILE NUMBER IS HEREBY RELEASED: 202410310027.

ALL OBLIGATIONS OF THE BUYERS PURSUANT TO THE REAL ESTATE CONTRACT AND ASSIGNMENT RECORDED UNDER THE FOLLOWING SKAGIT COUNTY AUDITOR'S FILE NUMBERS HAVE BEEN FULFILLED: 730854 AND 827730.

GRANTORS: Robert Alan Schroder, all other heirs of the estate of Floetta Schroder and also all other persons or parties unknown claiming any right, title, estate, lien or interest in the real estate described below.

GRANTEE: The Estate of Cornelia J. Hulscher, aka Fien Hulscher

LEGAL DESCRIPTION:

The west 100 feet of the following described tract:

The south 68.01 feet of the north 207.01 feet of that portion of the northeast quarter of the northwest quarter of Section 29, Township 34 North, Range 4 East, W.M., lying East of 13th Street.

Situate in the County of Skagit, State of Washington.

ASSESSOR'S TAX/PARCEL ID: P28582

XrefID: 340429-2-009-000

24-2-01109-29
ORDFL 23
Order of Default
18260214



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2025 FEB -5 PM 11:38

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 2-11-25



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

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

**The Estate of Cornelia J. Hulscher, aka
Fien Hulscher, (by personal representative
Bela Berghuys)**) No. 24-2-01109-29

Plaintiff,

vs.

**Robert Alan Schroder, all other heirs of the
estate of Floetta Schroder 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.**

Defendant.

**ORDER OF DEFAULT AGAINST
ROBERT ALAN SCHRODER AND
DECREE QUIETING TITLE AGAINST
ALL DEFENDANTS**

This matter came before the Court on the plaintiff's motion for order of default against defendant Robert Alan Schroder and a decree quieting title as against all the defendants.

The Court, HAVING CONSIDERED the pleadings filed in this action, the declaration of the plaintiff's counsel, the declaration of Bela Berghuys and the proof of service by publication on file, the Court makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The defendant Robert Alan Schroder was properly and lawfully served by publication and the time to appear and answer has elapsed.
2. None of the defendants have appeared or answered, either formally or informally.

- 1 3. The Skagit County Superior Court is the proper venue for this action pursuant to RCW
2 4.12.010.
- 3 4. That the plaintiff, the estate of Cornelia J. Hulscher, aka Fien Hulscher, has superior title
4 to all the defendants.
- 5 5. That the defendant's failure to record a fulfillment deed pursuant to the real estate contract
6 recorded under Skagit County Auditor's File Number 730854 ("the Real Estate Contract"
7 herein) and assigned to the decedent pursuant to the assignment recorded under Skagit
8 County Auditor's File Number 827730 ("the Assignment" herein), puts a cloud on title to
9 the plaintiff's property which is described directly below.
- 10 6. The plaintiff is the sole and fee simple owner of Skagit County Parcel P28582 ("the Home
11 and Property" herein), which is legally described as follows:
12 The west 100 feet of the follow described tract:
13 The south 68.01 feet of the north 207.01 feet of that portion of the northeast quarter
14 of the northwest quarter of Section 29, Township 34 North, Range 4 East, W.M.,
15 lying East of 13th Street.
16 Situate in the County of Skagit, State of Washington.
- 17 7. The plaintiff has fulfilled all obligations under the Real Estate Contract and the Assignment
18 and has no further obligation to the estate of Floetta Schroder, or the heirs, beneficiaries or
19 assigns of Floetta Schroder.
- 20 8. The plaintiff has sufficiently proved the demands set forth in the complaint, in accordance
21 with CR55(b).
- 22 9. That the plaintiff, having recorded a lis pendens under Skagit County Auditor's file number
23 20241030027 and also filed in this action, and pursuant to RCW 4.28.160, the plaintiff is
24 entitled to a binding judgment on all the defendants.
- 25 10. That, having been properly served and given the proper time to appear and defend the
26 complaint, and not doing so, the court may enter an order quieting title as against all the
27 defendants which includes all other persons or parties unknown claiming any right, title,
28 estate, lien or interest in the real estate described in the complaint herein.

1 it is hereby ORDERED, ADJUDGED AND DECREED:

- 2
- 3 1. Defendant Robert Alan Schroder has defaulted in this action and may no longer respond
- 4 or otherwise defend any pleading in this cause, except by leave of the Court pursuant
- 5 to CR 55(a)(2).
- 6 2. That any and all obligations, if any, that the plaintiff had pursuant to the Real Estate
- 7 Contract or the Assignment are fulfilled and the plaintiff has no further obligations
- 8 under either document.
- 9 3. That title to the real property described immediately below is quieted to the Estate of
- 10 Estate of Cornelia J. Hulscher (aka Fien Hulscher) as against Robert Alan Schroder, all
- 11 other heirs of the estate of Floetta Schroder and also all other persons or parties
- 12 unknown claiming any right, title, estate, lien or interest in the real estate described
- 13 below. Such decree is binding on each of the defendants.

14 **Property Description:**

15 Skagit County parcel P28582

16 The west 100 feet of the follow described tract:

17 The south 68.01 feet of the north 207.01 feet of that portion of the northeast quarter

18 of the northwest quarter of Section 29, Township 34 North, Range 4 East, W.M.,

19 lying East of 13th Street.

20 Situate in the County of Skagit, State of Washington

- 21 4. That plaintiff is the exclusive owner, in fee simple, of the property described directly
- 22 above.
- 23 5. That none of the defendants may make claims against the estate of Cornelia J. Hulscher
- 24 aka Fien Hulscher pursuant to the real estate contract or assignment recorded under
- 25 Skagit County Auditor's file numbers 73085 and 827730 respectively.
- 26 6. That this judgment and decree may be recorded in the chain of title for the property
- 27 described directly above, having the same effect as a deed, and such recording provides
- 28 notice to all those interested that title to the property is vested in the estate of Cornelia
- J. Hulscher (aka Fien Hulscher) and there are no further obligations pursuant to the real

1 estate contract recorded under Skagit County Auditor's File Number 73085 or the
2 assignment recorded under Skagit County Auditor's File Number 827730.
3

4 IN ADDITION, the Court ORDERS the following:
5
6

7 DONE this 5th day of February 2025.
8

9 
10 _____
11 JUDGE/COMMISSIONER

12 Presented by:

13 s/ Justin Rothboeck
14 Justin Rothboeck, WSBA #47458
15 The Law Office of Justin Rothboeck
16 1008 5th Street
17 Anacortes, Washington 98221
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19 Email: justin@loojr.com
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