

AFTER RECORDING RETURN TO:

PERYEA SILVER TAYLOR

1200 Fifth Avenue, Suite 1550

Seattle, WA 98101

Document Title(s):	Judgment
Grantors:	Christine G. Tavares
Grantee:	Skagit Highlands Homeowners Association
Legal Description (abbr.):	Lot 21, "Skagit Highlands, Division II"
Assessor's Tax Parcel ID #:	P124241
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.

Signature of Requesting Party
(Required for non-standard recordings only)

25-2-00137-29
DFJG 10
Default Judgment
18445749



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2025 MAR -7 AM 10:20

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 3/18/25



MELISSA BEATON, County Clerk

By: Becki Savdia
Deputy Clerk
BECKI SAVDIA

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

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

Plaintiff,

vs.

CHRISTINE G. TAVARES AND JANE OR JOHN
DOE TAVARES, a Washington Marital or Quasi-
Marital Community,

Defendants.

NO. 25-2-00137-29

JUDGMENT
(DEFAULT)

(Clerk's Action Required)

JUDGMENT SUMMARY

Judgment Creditor:	SKAGIT HIGHLAND HOMEOWNERS ASSOCIATION
Attorney for Judgment Creditor:	Chawisa Laicharoenwat, WSBA #60882 Peryea Silver Taylor
Judgment Debtor(s)	CHRISTINE G. TAVARES AND JANE OR JOHN DOE TAVARES
Tax Parcel No. of Property:	P124241 (prop. desc. on p. 2 of judgment)
Principal Judgment Amount:	\$1,643.36
Interest on Amount Certain:	\$116.50
Attorney's Fees:	\$4,877.50
Taxable Costs:	\$791.69
Interest on Judgment	(12% per annum)
TOTAL JUDGMENT:	\$7,429.05

JUDGMENT (DEFAULT) - 1 of 5

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JUDGMENT

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

FINDINGS

1. Defendants are in default.
2. There was an express covenant given for the Defendants' payment of assessments to the Plaintiff, secured by a homeowners' association lien on the real property described below (Subject Real Property).
3. The Defendants have breached this covenant.
4. The Subject Real Property is described as follows:

LOT 21, "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT DEVELOPMENT, APPROVED APRIL 3, 2006 AND RECORDED ON APRIL 4, 2006, UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.
5. The Subject Real Property is commonly known as: 4704 Mount Baker Loop, Mount Vernon, WA 98273.
6. Plaintiff's monetary claim against the Defendants includes a claim for delinquent assessments, interest, late charges, and costs of collection, including attorney's fees.

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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 February
8 11, 2025.

9 12. The amount of damages is in an amount certain as of February 11, 2025, including all
10 unpaid 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 February 11, 2025 is **\$7,429.05**. The lien amount includes unpaid
19 assessments, interest, late charges, and costs of collection, including attorney's fees.

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22 **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 December 1, 2019, 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 February 11, 2025 is \$7,429.05. 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 \$7,429.05 as of February 11, 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 1st day of March, 2025.

18
19 
Judge/Commissioner

20 Presented By:
21 PERYEA SILVER TAYLOR

22 By: s/ Chawisa Lalcharoenwat

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