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04/24/2025 01:10 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

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Document Title:

Judgment

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____

- 1) Huang Cai Luo
- 2) Xiao Ting

Grantee(s):

☐ additional grantor names on page ____

- 1) Skagit County Sheriff
- 2) Skagit County Interlocal Drug Enforcement Unit

Abbreviated Legal Description:

☐ full legal on page(s) ____

B/34/04

Assessor Parcel /Tax ID Number:

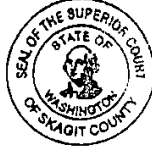
☐ additional parcel numbers on page ____

P67492

21-2-00105-29
JD 56
Judgment
18696761



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 4-23-25



MELISSA BEATON, County Clerk

By C. Easton
Deputy Clerk

C. EASTON

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2025 APR 18 AM 10:31

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

SKAGIT COUNTY SHERIFF'S OFFICE BY
AND THROUGH THE SKAGIT COUNTY
INTERLOCAL DRUG ENFORCEMENT UNIT,

Plaintiff,

vs.

REAL PROPERTY KNOWN AS 4812 MONTE
VISTA PLACE, MOUNT VERNON, COUNTY
OF SKAGIT, SKAGIT COUNTY ASSESSOR
PARCEL NO. P67492

AND ALL APPURTENANCES AND
IMPROVEMENTS THEREON,

Defendant in Rem.

Interested Parties: Guang Cai Luo and Xiao Ting
Ma

NO. 21-2-00105-29

JUDGMENT FOR SKAGIT
COUNTY SHERIFF'S OFFICE BY
AND THROUGH THE SKAGIT
COUNTY INTERLOCAL DRUG
ENFORCEMENT UNIT

JUDGMENT SUMMARY

Skagit County Sheriff's Office By And Through The Skagit County Interlocal Drug Enforcement Unit, is granted all rights and a forfeiture judgment under RCW 69.50.505 and RCW 9A.83.030 against the real property at 4812 Monte Vista Place, Mount Vernon, WA, legally described as Tract 1 of Mount Vernon Short Plat No. MV-6-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976 and recorded in Volume 1 of Short Plats, page 103, under Auditor's File No. 829861, records of Skagit County, Washington; being a portion of Lot 10, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington, Tax Parcel Number P67492, XREF ID 3956-000-010-0006 (the "Property"):

1. Judgment Creditor: Skagit County Sheriff's Office
2. Judgment Debtors: 4812 Monte Vista Place, Mount Vernon, WA,
Guang Cai Luo, and Xiao Ting Ma
3. Attorneys for Judgment Creditor: Frederick A. Haist
700 S. 2nd Street, Ste. 202
Mount Vernon, WA 98273
4. Monetary Judgment: \$0
5. Attorneys' fees: \$0
6. Property Legal Description: Tract 1 of Mount Vernon Short Plat No.
MV-6-76, located in Section 15, Township
34 North, Range 4 East, W.M., approved
January 23, 1976 and recorded in Volume 1
of Short Plats, page 103, under Auditor's
File No. 829861, records of Skagit County,
Washington; being a portion of Lot 10,
"MONTE VISTA TERRACE ADDITION
TO SKAGIT COUNTY, WASHINGTON,"
as per plat recorded in Volume 8 of Plats,
pages 20 and 21, records of Skagit County,
Washington, Tax Parcel Number P67492,
XREF ID 3956-000-010-0006

JUDGMENT

THIS MATTER came before the Court on the Parties' Stipulation And Joint Motion For Agreed Judgment. This Court, having entered an order granting judgment under RCW 69.50.505 and RCW 9A.83.030 in Skagit County Sheriff's Office's favor on its complaint against the Property, Guang Cai Luo, and Xiao Ting Ma pursuant to the Parties' stipulation, finds that it is appropriate for the Court to enter final judgment in this action in its entirety and makes the following findings:

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:

1. The Court has jurisdiction over the Sheriff's Office, the Property, Guang Cai Luo, and Xiao Ting Ma, and the subject matter of this action;
2. The Sheriff's Office, pursuant to the Parties' stipulation is awarded judgment (the "Judgment") on its Complaint under RCW 69.50.505 and RCW 9A.83.030.

1 3. Under this judgment, the Court awards the Sheriff's Office the right, title and
2 interest in the parcel of real property commonly known as 4812 Monte Vista Place, Mount
3 Vernon, WA, Tax Parcel Number P67492, and legally described as follows:

4 Tract 1 of Mount Vernon Short Plat No. MV-6-76, located in Section 15,
5 Township 34 North, Range 4 East, W.M., approved January 23, 1976 and
6 recorded in Volume 1 of Short Plats, page 103, under Auditor's File No.
7 829861, records of Skagit County, Washington; being a portion of Lot 10,
8 "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY,
9 WASHINGTON," as per plat recorded in Volume 8 of Plats, pages 20
and 21, records of Skagit County, Washington,

10 Tax Parcel Number P67492, XREF ID 3956-000-010-0006

11 4. The Court hereby enters judgment declaring the Property, Guang Cai Luo, and
12 Xiao Ting Ma's rights, claims, ownership, liens, titles and demands are extinguished under RCW
13 69.50.505 and RCW 9A.83.030;


14 5. The Sheriff's Office is authorized to break and enter any enclosed structure,
15 dwelling or premises in order to carry out the terms of this Judgment and is further authorized to
16 sell any individual Property parcels in one combined lot;

17 6. The Sheriff's Office and Skagit County have all rights, claims, ownership, liens,
18 titles and demands on the Property, including to sell the Property in any way it deems
19 appropriate and allowed by law;

20 7. The Sheriff's Office and/or Skagit County shall be permitted to become a bidder
21 and purchaser at any future sale, and any future purchaser, including the Sheriff's Office and/or
22 Skagit County, is entitled to the sole and exclusive possession of the Property and may bring
23 appropriate action to remove occupants from the Property as provided by law;

24 8. Any and all persons claiming any right, title, estate, lien, or interest in and to the
25 Property subsequent to the date the Sheriff's Office filed its lis pendens are forever foreclosed
26 from asserting any such right, title, estate, lien, or other interest against the Sheriff's Office and
27 Skagit County; and

DATED this 18th day of April, 2025.


Judge/Commissioner