



**202507310075**

07/31/2025 02:27 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
Attorney at Law  
1204 Cleveland Ave  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 2461  
JUL 31 2025

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Bm Deputy

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***DECREE QUIETING TITLE***

**25-2-00442-29**

**Grantor(s): Heirs & devisees of Daniel R. Walker**

**Grantee(s): Laura Chamberlain, Pers. Rep. Estate of Barbara Oldfield**

**Legal Description: Lot 15, Sauk River Estates Subdivision No. 2**

**Assessor's Property Tax Parcel or Account No.: P68953**

**Reference Nos of Documents Assigned or Released: 199909070132**

25-2-00442-29  
FN 9  
Findings  
19288212



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 7-31-25



MELISSA BEATON, County Clerk

By: Becki Savoia  
Deputy Clerk

BECKI SAVOIA

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2025 JUL 29 PM 1:45

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

LAURA CHAMBERLAIN, as Personal  
Representative of the Estate of Barbara  
Jean (Doros) Oldfield, Deceased

Plaintiff

vs.

THE HEIRS & DEVISEES OF DANIEL  
R. WALKER, Deceased

Defendants

No. 25-2-00442-29

FINDINGS, CONCLUSIONS & DECREE  
QUIETING TITLE

**I. Findings & Conclusions**

THIS MATTER HAVING COME ON EX PARTE, the Court having entered an order of default against the Defendants, now, therefore, THE Court makes the following findings and conclusions:

1.1 Plaintiff is the duly-appointed Personal Representative of the Estate of Barbara Jean (Doros) Oldfield, pending under King County, Wash. Cause No. 22-4-02360-8 SEA. Ms. Oldfield, along with her also-deceased spouse Allan F. Oldfield, were the owners of real property, located in Skagit County and described as follows:

Lot 15, "SAUK RIVER ESTATES SUBDIVISION No. 2", as per the plat thereof recorded in Vol. 8 of Plats, pages 23 and 24, records of Skagit County, Wash.

(P68953)

Hereinafter, the "Oldfield Property"

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DECREE QUIETING TITLE

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- 1 1.2 Allan F. Oldfield died prior to Barbara Oldfield. His estate was not probated; however,  
2 upon his death all of his interest in the Oldfield Property passed via operation of law to  
3 Barbara Oldfield.
- 4 1.3 On or about August 31<sup>st</sup>, 1999, Mr. & Ms. Oldfield executed a Deed of Trust ("Walker  
5 DOT") encumbering the Subject Property in favor of one Daniel R. Walker, who  
6 apparently was unmarried at the time. The Walker DOT secured a debt in the original  
7 amount of \$3,500, and was recorded against the Subject Property under Skagit County  
8 Auditor's File No. 199909070132.
- 9 1.4 Daniel R. Walker died on or about March 30<sup>th</sup>, 2009, and his estate was probated in  
10 Yakima County, Wash. under Cause No. 09-4-00189-4. The said probate did not mention  
11 or make any disposition with respect to the Walker DOT.
- 12 1.5 Defendants are the heirs and devisees of Daniel Walker. According to the Yakima County  
13 probate file, they are named as follows:
- 14 • Marion L. Walker, then of Union Gap, WA
  - 15 • Kathleen A. Walker, then of Yakima, WA
  - 16 • Jarod D. Hawks, then of Union Gap, WA
- 17 (Hereinafter, "Walker Heirs").
- 18 1.6 By operation of law, Daniel Walker's heirs succeeded to whatever interest Mr. Walker  
19 had with respect to the Walker DOT and/or in the Oldfield Property.
- 20 1.7 The debt secured by the Walker DOT was ultimately fully paid off. The applicable statute  
21 of limitations on collection of the debt has run, making the same unenforceable in any  
22 event. No reconveyance of the Walker DOT appears to exist; at least, none has been  
23 recorded, and thus the same remains of record as an encumbrance clouding the title in and  
24 to the Oldfield Property.
- 25 1.8 The debt secured by the Walker DOT is unenforceable and of no force and effect, and the  
26 the Walker DOT is likewise unenforceable and should be removed as an encumbrance  
27 against the Oldfield Property.
- 28 1.9 Plaintiff has have superior title in and to the Oldfield Property as against the Defendants  
29 or anyone claiming through or under the Defendants, and is entitled to a decree quieting  
30 title in the Estate of Barbara Oldfield, pursuant to RCW 7.28.

## II. Decree

Based on the above findings and conclusions, IT IS HEREBY ORDERED, ADJUDGED  
AND DECREED AS FOLLOWS:

- 2.1 That title in and to the Oldfield Property, be and hereby is quieted in the Estate of Barbara  
Jean Oldfield in fee simple, exclusive of the claims of any of the Defendants herein, or  
their successors
- 2.2 Plaintiff is the prevailing party, but should bear her own costs.

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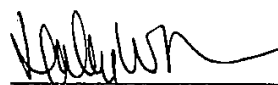
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1  
2 DATED this the 29<sup>th</sup> day of July, 2025.  
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6 Presented by:

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9 CRAIG SJOSTROM #21149  
10 Attorney for Plaintiff  
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JUDGE/ COMMISSIONER

DECREE QUIETING TITLE

Page 3 of 3

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