



202507310076

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 2460
JUL 31 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *BSM* Deputy

DECREE QUIETING TITLE

25-2-00294-29

es Grantor(s): Douglas Edwards & Laura Paize, Trustees Edwards Family Trust *of the w/paize dated January 19th 2014*

es Grantee(s): (1) Heirs of A. Elliott Johnson & Eileen Johnson
+ Deeds
es Grantee(s): (2) Heirs of Keith S. Johnson & Allison R. Johnson
+ Deeds

Legal Description: ptn NW ¼ NE ¼ 17-34N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P25783

Reference Nos of Documents Assigned or Released: N/A

JUL 29 2025

25-2-00294-29
DC 11
Decree
19298484



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, CO CLERK
Deputy



MELISSA BEATON, County Clerk
By: *Becki Savoia*
Deputy Clerk
BECKI SAVOIA

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

DOUGLAS A. EDWARDS & LAURA
M. PAISE, Trustees of the EDWARDS/
PAISE FAMILY TRUST DATED
JANUARY 19th, 2014

No 25-2-00294-29

DECREE QUIETING TITLE

Plaintiffs

vs.

THE HEIRS AND DEWISEES OF A.
ELLIOTT JOHNSON & EILEEN
JOHNSON, h/w; THE HEIRS AND
DEWISEES OF KEITH S. JOHNSON &
ALISON R. JOHNSON, h/w; AND ALL
OTHER PERSONS UNKNOWN
CLAIMING ANY INTEREST IN OR TO
THE SUBJECT REAL PROPERTY

Defendants

THIS MATTER HAVING COME ON EX PARTE, the Court having entered an order of default against the Defendants, now, therefore, IT IS HEREBY ORDERED AS FOLLOWS:

That title in and to the following-described real property, wholly located within Skagit County, Washington, be and hereby is quieted in Plaintiffs in fee simple, exclusive of the claims of any of the Defendants herein, or their successors:

See attached Exhibit A

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
cdsjostrom@comcast.net

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

DONE EX PARTE on this the 29 day of July, 2025.



JUDGE COMMISSIONER

Presented by:



CRAIG SJOSTROM #21149
Attorney for Plaintiffs

Exhibit "A"

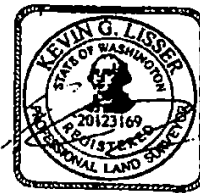
That portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point where the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17 intersects the East right-of-way line of Windsor Drive and which point is the Northwest corner of Lot 21, "College Heights Addition, Mount Vernon, Washington," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington; thence North 16°56'36" West along the projection of Windsor Drive, if extended Northerly a distance of 329.94 feet to Northwest corner of that certain parcel conveyed to Douglas A. Edwards and Laura M. Paise, as trustee, of the Edwards/Paise Family Trust, dated January 19, 2014, by Statutory Warranty deed recorded under Auditor's File No. 201409120075 and being the TRUE POINT OF BEGINNING of this description. thence South 89°38'14" East parallel to the North line of said College Heights Addition, a distance of 133.99 feet, more or less, to a point bearing South 0°16'12" East from the Southeast corner of Tract "B" of City of Mount Vernon Short Plat No. MV-17-177, approved October 3, 1977 and recorded in Volume 2 of Short Plats, page 133, under Auditor's File No. 866033; thence North 0°16'12" West for a distance of 1.97 feet, more or less, to the Southeast corner of Said Tract "B"; thence North 89°38'14" West, along the South line of said Tract "B" for a distance of 134.58 feet, more or less, to a point bearing North 16°56'33" West from the TRUE POINT OF BEGINNING; thence South 16°56'33" East for a distance of 2.06 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 264 sq ft



9-3-24