

When Recorded-Return To:

Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

DOCUMENT TITLE: *(or transactions contained therein)*

JUDGMENT AND DECREE

GRANTOR: *(last name, first name and initials)*

AIKEN, LON
AIKEN, ANNIE

ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN

Additional names on page _____ of document

GRANTEE: *(Last name, first name and initials)*

PARKER, BOBBY JAMES, an individual

Additional names on page _____ of document

LEGAL DESCRIPTION: (i.e., lot, block, plat or quarter, quarter, section, township and range):
LOTS 3 AND LOT 4, BLOCK D, TOWN OF LYMAN, AS PER PLAT RECORDED IN VOLUME
1 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Additional legal on page _____ of document

ASSESSOR'S PARCEL/TAX I.D. NUMBER: P74521/ 4130-001-004-0009

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional reference numbers on page _____ of document

25-2-01346-29
JDDQT 16
Judgment and Decree Quieting Title
20308958



SKAGIT COUNTY, WASH
FILED

JAN 28 2026

MELISSA BEATON, CO. CLERK
Deputy

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 2/4/2026



MELISSA BEATON, County Clerk

By: Nicole Hagen
Deputy Clerk **NICOLE HAGEN**

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

BOBBY JAMES PARKER, an individual;

Plaintiff,

vs.

LON AIKEN AND ANNIE AIKEN,
husband and wife, deceased, individually,
and all of their lawful heirs, devisees and
assigns, and ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, ESTATE, LIEN OR
INTEREST IN THE REAL ESTATE
DESCRIBED IN THE COMPLAINT
HEREIN

Defendants.

Case No.: 25-2-01346-29

JUDGMENT AND DECREE

This matter coming on regularly for hearing before the Court this day, Plaintiff appearing personally and by his attorneys, and it appearing that service by publication was made upon all Defendants as required by law; that the time for answering by or on behalf of each Defendant has expired, that each and all of the Defendants are wholly in default, and the Court, having heard the testimony and considered the evidence and having made and entered its Findings of Fact and Conclusions of Law,

JUDGMENT AND DECREE - 1

Skagit Law Group, PLLC
Post Office Box 338 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

1 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that
2 fee simple title in and to lands and premises in Skagit County, Washington, described as:

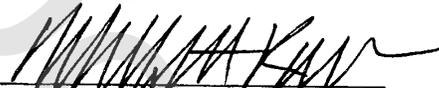
3 LOTS 3 AND 4, BLOCK D, TOWN OF LYMAN, AS PER PLAT RECORDED
4 IN VOLUME 1 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

5 Situate in the County of Skagit, State of Washington.

6 be and the same is hereby quieted, established, and confirmed in Bobby J. Parker, an individual.

7 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that each and all of the
8 Defendants, LON AIKEN AND ANNIE AIKEN, husband and wife, deceased, individually, and
9 all of their lawful heirs, devisees and assigns, and ALL OTHER PERSONS OR PARTIES
10 UNKNOWN claiming any right, title, estate, lien, or interest in or to said real estate or any portion
11 thereof, and all persons claiming under the Defendants, or any of them, subsequent to the filing of
12 the notice of the pendency of this action on November 10, 2025, be and they are hereby forever
13 barred from having or asserting any right, title, estate, lien, or interest in the Property, or any part
14 thereof, adverse to Plaintiff.

15 Done in ^{EX PARTE} open Court this 28 day of JANUARY, 2026.

17 
18 JUDGE/COURT COMMISSIONER

19 Presented by:
20 SKAGIT LAW GROUP, PLLC

21 By 
22 CRAIG E. CAMMOCK, WSBA #24185
23 JAMES R. DUNLAP, WSBA #50020
24 Attorney for Plaintiff

25 JUDGMENT AND DECREE - 2

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JUDGMENT AND DECREE

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