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230 E. Champion Street
Bellingham, Washington 98225

DOCUMENT TITLE:	STIPULATED JUDGMENT QUIETING TITLE
GRANTORS:	FRED JONASSON, L.L.C., a Washington limited liability company, Plaintiff; KATHERINE A. CURRY, an individual; CYNTHIA RAE JACOBSON, an individual; the HEIRS and DEVISEES of EARL R. CURRY, deceased; and HERITAGE BANK, a Washington state-chartered bank, as successor-in-interest to WHIDBEY ISLAND BANK, Defendants
GRANTEE:	FRED JONASSON, L.L.C., a Washington limited liability company, Plaintiff; KATHERINE A. CURRY, an individual; CYNTHIA RAE JACOBSON, an individual; the HEIRS and DEVISEES of EARL R. CURRY, deceased; and HERITAGE BANK, a Washington state-chartered bank, as successor-in-interest to WHIDBEY ISLAND BANK, Defendants
ABBREVIATED LEGAL DESCRIPTION:	PTN OF NE, 6-35-4E, W.M.; PTN SE, 31-36-4E, W.M. (see complete legal description on pp. 3-7 of the Stipulated Judgment Quieting Title attached hereto)
ASSESSOR'S TAX PARCEL NUMBER:	P35874, 350406-0-031-0002; P50417, 360431-4-005-0004
REFERENCE NUMBERS OF RELATED DOCUMENTS:	N/A

25-2-01281-29

JD

29

Judgment
20381562

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 2/13/2026

SKAGIT COUNTY, WASH
FILED



MELISSA BEATON, County Clerk

FEB 10 2026

By:
Deputy Clerk

NICOLE HAGEN

MELISSA BEATON, CO. CLERK
Deputy

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

FRED JONASSON, L.L.C., a Washington
limited liability company,

CASE NO. 25-2-01281-29

Plaintiff,

vs.

STIPULATED JUDGMENT QUIETING
TITLE

KATHERINE A. CURRY, an individual;
CYNTHIA RAE JACOBSON, an
individual; the HEIRS and DEVISEES of
EARL R. CURRY, deceased;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., a
Delaware corporation, as nominee for
WHIDBEY ISLAND BANK; and
HERITAGE BANK, a Washington state-
chartered bank, as successor-in-interest
to WHIDBEY ISLAND BANK,

Defendants.

THIS MATTER having come before the Court pursuant to the Stipulation for Entry of Findings of Fact and Conclusions of Law and Final Judgment Quieting Title ("Stipulation") and the parties' Stipulated Findings of Fact and Conclusions of Law ("Findings and Conclusions"), all of which were entered by Plaintiff Fred Jonasson, L.L.C. and Defendants Katherine A. Curry, Cynthia Rae Jacobson, and Heritage Bank

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(collectively, "the Parties"), and the Court having reviewed the Stipulation and Findings and Conclusions, and being fully advised, it is hereby ordered as follows:

1. This Court incorporates by reference the Findings and Conclusions entered herein.

2. Title to that area consisting of 3,309 square feet and legally described as follows (hereinafter "the Acquired Area") is quieted to Jonasson, and Defendants therefore have no right, title, or interest in it:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 86°51'44" WEST, ALONG THE NORTH LINE OF SAID SECTION 6, ALSO BEING THE SOUTH LINE OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., FOR A DISTANCE OF 640.69 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO EARL AND KATHERINE CURRY BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200602160013 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 42°39'28" WEST ALONG THE NORTHWESTERLY LINE OF SAID CURRY PROPERTY FOR A DISTANCE OF 20.36 FEET, MORE OR LESS TO THE BASE OF THE NORTHERLY OF TWO BARBED WIRE FENCES (RUNNING IN AN EAST-WEST DIRECTION); THENCE ALONG SAID NORTHERLY BARBED WIRE FENCE SOUTH 87°07'04" EAST, FOR A DISTANCE OF 99.59 FEET; THENCE SOUTH 87°19'53" EAST FOR A DISTANCE OF 31.43 FEET; THENCE SOUTH 87°59'36" EAST FOR A DISTANCE OF 53.90 FEET; THENCE SOUTH 89°15'00" EAST FOR A DISTANCE OF 25.21 FEET TO THE TERMINUS OF SAID NORTHERLY FENCE; THENCE CONTINUE SOUTH 89°15'00" EAST FOR A

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1 DISTANCE OF 23.29 FEET, MORE OR LESS, TO AN
2 EASTERLY LINE OF SAID CURRY PARCEL;
3 THENCE NORTH 7°56'25" WEST, ALONG SAID EASTERLY
4 LINE, FOR A DISTANCE OF 12.15 FEET, MORE OR LESS, TO
5 AN ANGLE POINT OF SAID CURRY PARCEL, ALSO BEING
6 THE NORTH LINE OF SAID SECTION 6, AT A POINT BEARING
7 SOUTH 86°51'44" EAST FROM THE TRUE POINT OF
8 BEGINNING;
9 THENCE NORTH 86°51'44" WEST, ALONG SAID NORTH LINE
10 FOR A DISTANCE OF 218.08 FEET, MORE OR LESS, TO THE
11 TRUE POINT OF BEGINNING.

12 SUBJECT TO AND TOGETHER WITH EASEMENTS,
13 RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES,
14 COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

15 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

16 CONTAINING 3,309 SQ FT, 0.07 +/- ACRES

17 3. The Acquired Area shall be included in the legal description of the
18 Jonasson Property, Parcel No. P50417, and the legal description of the Jonasson
19 Property is hereby confirmed to be as follows:

20 THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, AND
21 THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF
22 SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING
23 WEST OF STATE HIGHWAY RIGHT-OF-WAY AS CONVEYED TO THE
24 STATE OF WASHINGTON, BY DEEDS DATED JULY 25, 1929 AND JULY
25 26, 1929, AND RECORDED ON AUGUST 21, 1929 AND FEBRUARY 18,
1930, UNDER AUDITOR'S FILE NOS. 226080 AND 231128,
RESPECTIVELY, EXCEPT THAT PORTION THEREOF LYING NORTH OF
THE BOW HILL ROAD:

ALSO EXCEPT FROM ALL OF THE ABOVE, RIGHT-OF-WAY FOR BOW
HILL ROAD AND NORTH GREEN ROAD.

AND ALSO EXCEPT FROM ALL OF THE ABOVE THAT PORTION OF THE
SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP
36 NORTH, RANGE 4 EAST, W.M.;

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1 AND ALSO EXCEPT ROADS.

2 TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1,
3 SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. BEING
4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 BEGINNING AT THE NORTHEAST CORNER OF SAID
6 SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;
7 THENCE NORTH 86°51'44" WEST, ALONG THE NORTH LINE
8 OF SAID SECTION 6, ALSO BEING THE SOUTH LINE OF
9 SECTION 31, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.,
10 FOR A DISTANCE OF 640.69 FEET, MORE OR LESS, TO THE
11 NORTHWEST CORNER OF THAT CERTAIN PARCEL
12 CONVEYED TO EARL AND KATHERINE CURRY BY
13 STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT
14 COUNTY AUDITOR'S FILE NO. 200602160013 AND BEING
15 THE TRUE POINT OF BEGINNING;

16 THENCE SOUTH 42°39'28" WEST ALONG THE
17 NORTHWESTERLY LINE OF SAID CURRY PROPERTY FOR A
18 DISTANCE OF 20.36 FEET, MORE OR LESS TO THE BASE OF
19 THE NORTHERLY OF TWO BARBED WIRE FENCES
(RUNNING IN AN EAST-WEST DIRECTION);

20 THENCE ALONG SAID NORTHERLY BARBED WIRE FENCE
21 SOUTH 87°07'04" EAST, FOR A DISTANCE OF 99.59 FEET;
22 THENCE SOUTH 87°19'53" EAST FOR A DISTANCE OF 31.43
23 FEET;

24 THENCE SOUTH 87°59'36" EAST FOR A DISTANCE OF 53.90
25 FEET;

THENCE SOUTH 89°15'00" EAST FOR A DISTANCE OF 25.21
FEET TO THE TERMINUS OF SAID NORTHERLY FENCE;

THENCE CONTINUE SOUTH 89°15'00" EAST FOR A
DISTANCE OF 23.29 FEET, MORE OR LESS, TO AN
EASTERLY LINE OF SAID CURRY PARCEL;

THENCE NORTH 7°56'25" WEST, ALONG SAID EASTERLY
LINE, FOR A DISTANCE OF 12.15 FEET, MORE OR LESS, TO
AN ANGLE POINT OF SAID CURRY PARCEL, ALSO BEING
THE NORTH LINE OF SAID SECTION 6, AT A POINT BEARING
SOUTH 86°51'44" EAST FROM THE TRUE POINT OF
BEGINNING;

THENCE NORTH 86°51'44" WEST, ALONG SAID NORTH LINE
FOR A DISTANCE OF 218.08 FEET, MORE OR LESS, TO THE
TRUE POINT OF BEGINNING.

1 SUBJECT TO AND TOGETHER WITH EASEMENTS,
2 RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES,
3 COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

4 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

5 4. The Acquired Area shall be excepted from the legal description of the Curry
6 Property, and the legal description of the Curry Property, Parcel No. P35874 is hereby
7 confirmed to be as follows:

8 THAT PORTION OF THE E1/2 NE1/4, SECTION 6, TOWNSHIP 35
9 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF COUNTY ROAD
10 AND SOUTHERLY AND EASTERLY OF FOLLOWING DESCRIBED LINE:

11 BEGINNING AT A POINT ON THE SOUTH LINE OF THE N1/2 OF SAID
12 SECTION 6, SAID POINT BEING NORTH 87°15'33" WEST, A DISTANCE
13 OF 2391.12 FEET ALONG SAID SOUTH LINE FROM THE E1/4 CORNER
14 OF SAID SECTION 6;

15 THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING
16 COURSE AND DISTANCES: NORTH 07°13'02" EAST, 308.93 FEET;
17 THENCE NORTH 05°33'35" EAST, 273.98 FEET;
18 THENCE NORTH 11°01'22" EAST, 89.39 FEET;
19 THENCE NORTH 17°00'44" EAST, 62.89 FEET;
20 THENCE NORTH 18°08'47" EAST, 72.79 FEET;
21 THENCE NORTH 31°30'58" EAST, 254.78 FEET;
22 THENCE NORTH 34°00'23" EAST, 291.44 FEET;
23 THENCE NORTH 47°08'05" EAST, 258.32 FEET;
24 THENCE NORTH 60°53'42" EAST, 519.35 FEET;
25 THENCE NORTH 47°45'11" EAST, 701.43 FEET;
THENCE NORTH 44°02'57" EAST, 319.56 FEET;
THENCE 42°39'06" EAST, 208.43 FEET;
TO THE TERMINUS OF SAID FENCE LINE;
THENCE NORTH 42°39'06" EAST, 20.36 MORE OR LESS TO THE
NORTH LINE OF THE NE1/4 OF SAID SECTION 6 BEING THE
TERMINUS OF THIS LINE DESCRIPTION.

26 EXCEPT THE FOLLOWING DESCRIBED TRACT:

27 BEGINNING AT THE NE CORNER OF THE NE1/4 OF SECTION 6;
28 THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, 125 FEET;
29 THENCE NORTH 84°23'45" WEST, 407.88 FEET;

30 STIPULATED JUDGMENT QUIETING TITLE
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1 THENCE NORTH 12°31'45" WEST TO THE NORTH LINE OF SAID NE1/4
2 OF SAID SECTION 6;
3 THENCE EASTERLY ALONG THE SAID NORTH LINE TO THE TRUE
POINT OF BEGINNING.

4 ALSO EXCEPT FOLLOWING DESCRIBED TRACTS:

5 BEGINNING AT THE NE CORNER OF SECTION ON WEST LINE OF
6 COUNTY ROAD;
7 THENCE SOUTH 825 FEET;
8 THENCE WEST 145 FEET;
9 THENCE SOUTH 140 FEET;
10 THENCE EAST TO THE WEST LINE OF ROAD;
11 THENCE NORTH TO POINT OF BEGINNING.

12 ALSO EXCEPTING THEREFROM:

13 THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP
14 35 NORTH, RANGE 4 EAST, W.M. BEING MORE PARTICULARLY
15 DESCRIBED AS FOLLOWS:

16 BEGINNING AT THE NORTHEAST CORNER OF SAID
17 SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;
18 THENCE NORTH 86°51'44" WEST, ALONG THE NORTH LINE
19 OF SAID SECTION 6, ALSO BEING THE SOUTH LINE OF
20 SECTION 31, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.,
21 FOR A DISTANCE OF 640.69 FEET, MORE OR LESS, TO THE
22 NORTHWEST CORNER OF THAT CERTAIN PARCEL
23 CONVEYED TO EARL AND KATHERINE CURRY BY
24 STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 200602160013 AND BEING
THE TRUE POINT OF BEGINNING;
THENCE SOUTH 42°39'28" WEST ALONG THE
NORTHWESTERLY LINE OF SAID CURRY PROPERTY FOR A
DISTANCE OF 20.36 FEET, MORE OR LESS TO THE BASE OF
THE NORTHERLY OF TWO BARBED WIRE FENCES
(RUNNING IN AN EAST-WEST DIRECTION);
THENCE ALONG SAID NORTHERLY BARBED WIRE FENCE
SOUTH 87°07'04" EAST, FOR A DISTANCE OF 99.59 FEET;
THENCE SOUTH 87°19'53" EAST FOR A DISTANCE OF 31.43
FEET;
THENCE SOUTH 87°59'36" EAST FOR A DISTANCE OF 53.90
FEET;

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1 THENCE SOUTH 89°15'00" EAST FOR A DISTANCE OF 25.21
 2 FEET TO THE TERMINUS OF SAID NORTHERLY FENCE;
 3 THENCE CONTINUE SOUTH 89°15'00" EAST FOR A
 4 DISTANCE OF 23.29 FEET, MORE OR LESS, TO AN
 5 EASTERLY LINE OF SAID CURRY PARCEL;
 6 THENCE NORTH 7°56'25" WEST, ALONG SAID EASTERLY
 7 LINE, FOR A DISTANCE OF 12.15 FEET, MORE OR LESS, TO
 8 AN ANGLE POINT OF SAID CURRY PARCEL, ALSO BEING
 9 THE NORTH LINE OF SAID SECTION 6, AT A POINT BEARING
 10 SOUTH 86°51'44" EAST FROM THE TRUE POINT OF
 11 BEGINNING;
 12 THENCE NORTH 86°51'44" WEST, ALONG SAID NORTH LINE
 13 FOR A DISTANCE OF 218.08 FEET, MORE OR LESS, TO THE
 14 TRUE POINT OF BEGINNING.

15 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

16 5. That February 10, 2006, Deed of Trust recorded in the records of the Skagit
 17 County Auditor under Auditor's File No. 200602160114 (the "Deed of Trust") shall not
 18 encumber and may not be asserted or enforced against the Acquired Area or the
 19 Jonasson Property. The Deed of Trust is otherwise unaffected, is specifically not
 20 released against the Curry Property and may be fully asserted or enforced against the
 21 Curry Property.

22 6. All remaining claims and counterclaims raised or which could have been
 23 raised in this action are hereby dismissed without prejudice, and without award of costs
 24 or attorneys' fees to any of the parties.

25 7. This Judgment shall be recorded in the records of the Skagit County
 Auditor against the Jonasson and Curry Properties at Jonasson's expense.

DATED this 10 day of February, 2026


 Judge/Commissioner

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1 Presented by:

2
3 s/ Haylee J. Hurst

4 Haylee J. Hurst, WSBA #51406
5 Elizabeth Slattery, WSBA #56349
6 Mark J. Lee, WSBA #19339
7 of Wolf Lee Hurst & Slattery, PLLP
8 Attorneys for Plaintiff

9 Stipulated to by:

10 s/ Haylee J. Hurst for Elizabeth H. Shea,
11 per email authorization 2/3/2026

12 Elizabeth H. Shea, WSBA #27189
13 Arnold M. Willig, WSBA #20104
14 Charles L. Butler, III, WSBA #36893
15 of Hacker & Willig, Inc., P.S.
16 Attorneys for Defendant Heritage Bank

17 s/ Haylee J. Hurst for K. Garl Long,
18 per email authorization 2/5/2026

19 K. Garl Long, WSBA #13569
20 of Law Offices of K. Garl Long
21 Attorneys for Defendant Katherine A.
22 Curry and Cynthia Rae Jacobson

23
24
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