

Return Address:
BRENT HYER
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Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

JUDGMENT TO QUIET TITLE

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)
1. Beck, Amy
2. Beck, Thomas
3. Linke, Julie

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)
1. Vander Stoep, Andrew

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LT 4 & PTN LT 24, MILLET'S ADDN

Additional legal is on pages 6-7 of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned
P53674; P53675

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

/s/ Brent J. Hyer

Signature of Requesting Party

23-2-00103-29
JDDQT 20
Judgment and Decree Quieting Title
20398583



SKAGIT COUNTY, WASH
FILED

FEB 12 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 2-28-2026



MELISSA BEATON, County Clerk

By: *Becki Savoia*
Deputy Clerk

BECKI SAVOIA

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

ANDREW VANDER STOEP,
Plaintiff,

vs.

AMY BEEK and THOMAS BEEK, a marital
community; and JULIE LINKE,
Defendants.

No.: 23-2-00103-29

STIPULATION, ORDER, AND
JUDGMENT TO QUIET TITLE

*(Amended to include
attachment)*

Comes now the plaintiff Andrew Vander Stoep ("Vander Stoep"), by and through his counsel of record, Joseph D. Bowen, and defendants Amy Beek, Thomas Beek and Julia Linke¹, (collectively "Beek/Linke") by and through their counsel of record, Brent Hyer of Fidelity Title Law Group, and hereby stipulate and agree as follows:

I. STIPULATION

- Vander Stoep co-owns real property located at 1118 South 10th Street, Mount Vernon, WA (hereafter "Vander Stoep Property").
- Beek/Linke own property located at 1116 South 10th Street, Mount Vernon, WA ("Beek/Linke Property").

¹ The correct spelling is Julia, with an "a."
STIPULATION, ORDER, AND JUDGMENT TO QUIET TITLE - 1

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The Law Division of Fidelity National Financial
601 Union Street, Suite 3225
Seattle, WA 98101
Tel 206.224.6005 | Fax 206.223.4527

1 3. Vander Stoep purchased the property in 2014.

2 4. Beek/Linke purchased the property in 2021.

3 5. The Vander Stoep Property and the Beek/Linke share a common boundary. There
4 is a fence that separates the two properties. That fence has been there for more than 10 years. The
5 fence was not constructed on the actual boundary between the two properties.

6 6. Vander Stoep has asserted a claim for adverse possession in this lawsuit. The
7 parties have now reached a settlement of all claims in this lawsuit related to the common boundary
8 line between the Vander Stoep Property and the Beek/Linke Property, and hereby enter into this
9 Stipulation, Order, and Judgment to Quiet Title to modify the legal description of both the Vander
10 Stoep Property and the Beek/Linke Property based on Vander Stoep's claim for adverse possession
11 against the Beek/Linke Property.

12 7. The parties stipulate and have had prepared a record of survey for the Court, by
13 surveyor John B. Semrau, depicting the new boundary line, including the modified legal
14 descriptions of the Vander Stoep Property and the Beek/Linke Property. A reduced size copy of
15 the Record of Survey is attached as **Exhibit A**, and the full-size survey will be recorded and is
16 incorporated by reference.

17 8. The parties stipulate and agree that this Stipulation, Order and Judgment to Quiet
18 Title by and between Vander Stoep and Beek/Linke fully resolves all claims in this lawsuit among
19 the parties, and that all claims, defenses and counterclaims asserted by the parties should be
20 dismissed with prejudice and without costs to any party and each party to bear their own attorney's
21 fees.


22
23
24
25 STIPULATED AND AGREED this 5th day of January, 2026.

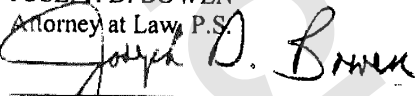
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STIPULATION, ORDER, AND JUDGMENT TO QUIET TITLE - 2

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FIDELITY NATIONAL LAW GROUP


Brent Hyer, WSBA #33338
601 Union Street #3225
Seattle, WA 98101
Phone: (206) 224-6005
Email: Brent.Hyer@fnf.com
Attorney for Defendants
Thomas and Amy Beek and Julia Linke

JOSEPH D. BOWEN
Attorney at Law, P.S.

Joseph D. Bowen, WSBA 17631
401 S. Second Street
Mount Vernon, WA 98273
Attorney for Plaintiff
Andrew Vander Stoep

II. AGREED ORDER AND JUDGMENT TO QUIET TITLE

Based on the foregoing stipulation and for good cause showing, it is hereby **ORDERED, ADJUDGED AND DECREED** that:

1. Dismissal of all Claims with Prejudice. All claims and defenses asserted in this lawsuit by Plaintiff Vander Stoep and all defenses and counterclaims asserted by Defendants Beek/Linke, or that could have been asserted by any of the parties related to the Vander Stoep Property and the Beek/Linke Property, which properties are the subject matter of this lawsuit, except for those claims resolved by this Stipulation, Order, and Judgment to Quiet Title among the parties, are fully dismissed with prejudice and without costs or attorney fees.

STIPULATION, ORDER, AND JUDGMENT TO QUIET TITLE - 3

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1 2. Legal Description of the Vander Stoep Property. The Vander Stoep Property
2 located at 1118 South 10th Street, Mount Vernon, WA, was formerly legally described as:

3 LOT 5, BLOCK 24, "MAP OF MILLET'S ADDITION TO MT. VERNON,
4 SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN
5 VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY,
6 WASHINGTON.

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

8 TAX PARCEL P53675.

9 3. Legal Description of the Beek/Linke Property. The Beek/Linke Property located
10 at 1116 South 10th Street, Mount Vernon, WA, was formerly legally described as:

11 LOT 4, BLOCK 24, "MAP OF MILLET'S ADDITION TO MT. VERNON,
12 SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN
13 VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY,
14 WASHINGTON.

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

16 TAX PARCEL P53674.

17 4. Quiet Title to Portion of Beek/Linke Property to Vander Stoep Property. Title in
18 and into a portion of the Beek/Linke Property is hereby unconditionally, fully and forever quieted
19 in and to Andrew Vander Stoep and Cheryl Mercer, each as their separate estates, and their heirs,
20 successors, assigns, personal representatives and/or executors as against any and all claims of any
21 type or nature which had been or could have been brought or asserted by the parties, including but
22 not limited to Beek/Linke, and/or their respective successors, assigns or any person or entity taking
23 by or through any of the same as legally described below:

24 BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, ALSO BEING THE
25 NORTHWEST CORNER OF LOT 5;
26 THENCE NORTH 1°20'13" EAST, ALONG THE EAST MARGIN OF SOUTH
10TH STREET, A DISTANCE OF 7.00 FEET;
THENCE SOUTH 87°19'26" EAST A DISTANCE OF 99.97 FEET TO THE
EAST LINE OF LOT 4;

STIPULATION, ORDER, AND JUDGMENT TO QUIET TITLE - 4

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1 THENCE SOUTH 1°19'12" WEST A DISTANCE OF 5.00 FEET ALONG SAID
 2 EAST LINE TO THE SOUTHEAST CORNER OF LOT 4, ALSO BEING THE
 3 NORTHEAST CORNER OF LOT 5;
 4 THENCE NORTH 88° 28'12" WEST, A DISTANCE OF 99.95 FEET ALONG
 5 THE SOUTH LINE OF LOT 4 TO THE POINT OF BEGINNING.

6 5. Quiet Title to New Legal Description of Beek/Linke Property. The new legal
 7 description of the Beek/Linke Property, after the entry of this order and title has been quieted in
 8 Vander Stoep to the portion of land described in paragraph 4 above, shall be quieted in and to
 9 Beek/Linke as follows:

10 Lot 4, Block 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT
 11 COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 63, records of Skagit
 12 County, Washington;

13 EXCEPT that portion of Lot 4, Block 24, "MAP OF MILLETT'S ADDITION TO MT.
 14 VERNON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats,
 15 Page 63, Records of Skagit County, Washington;

16 BEGINNING at the Southwest corner of Lot 4, also being the Northwest corner of Lot 5;
 17 thence North 1°20'13" East, along the East margin of South 10th Street, a distance of 7.00
 18 Feet;
 19 thence South 87°19'26" East a distance of 99.97 Feet to the East line of Lot 4;
 20 thence South 1°19'12" West a distance of 5.00 Feet along said East line to the Southeast
 21 corner of Lot 4, also being the Northeast corner of Lot 5;
 22 thence North 88° 28'12" West, a distance of 99.95 Feet along the South line of Lot 4 to the
 23 POINT OF BEGINNING.

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

25 6. Quiet Title to New Legal Description of the Vander Stoep Property. The new legal
 26 description of the Vander Stoep property after the entry of this order and title has been quieted in
 and to Vander Stoep to the portion of land described in paragraph 4 above, is hereby quieted in
 and to Andrew Vander Stoep and Cheryl Mercer, each as their separate estates, as follows:

Lot 5, Block 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT
 COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 63, records of Skagit
 County, Washington;

STIPULATION, ORDER, AND JUDGMENT TO QUIET TITLE - 5

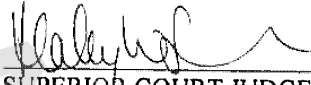
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1 TOGETHER WITH that portion of Lot 4, Block 24, "MAP OF MILLETT'S ADDITION
2 TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of
Plats, Page 63, Records of Skagit County, Washington;

3 BEGINNING at the Southwest corner of Lot 4, also being the Northwest corner of Lot 5;
4 thence North 1°20'13" East, along the East margin of South 10th Street, a distance of 7.00
Feet;
5 thence South 87°19'26" East a distance of 99.97 Feet to the East line of Lot 4;
6 thence South 1°19'12" West a distance of 5.00 Feet along said East line to the Southeast
corner of Lot 4, also being the Northeast corner of Lot 5;
7 thence North 88° 28' 12" West a distance of 99.95 Feet along the South line of Lot 4 to the
POINT OF BEGINNING.


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

9 DONE IN OPEN COURT this 12th day of February, 2026.

10 
11 _____
12 SUPERIOR COURT JUDGE/COURT COMMISSIONER

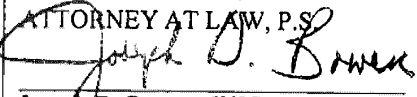
13 *Stipulated and Agreed; Presented by:*

14 FIDELITY NATIONAL LAW GROUP

15 
16 Brent Hyer, WSBA #33338
601 Union Street #3225
17 Seattle, WA 98101
Phone: (206) 224-6005
Email: Brent.Hyer@fnf.com
18 *Attorney for Defendants*
19 *Thomas and Amy Beek and Julia Linke*

20 JOSEPH D. BOWEN

21 ATTORNEY AT LAW, P.S.

22 
23 Joseph D. Bowen, WSBA 17631
401 Second Street
24 Mount Vernon, WA 98273
25 *Attorney for Plaintiff*
Andrew Vander Stoep

26 STIPULATION, ORDER, AND JUDGMENT TO QUIET TITLE - 6

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EXHIBIT A

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 2026 AT _____ W.A. UNDER
 AUDITOR'S FILE # _____ AT THE REQUEST OF SEMAU ENGINEERING
 AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR _____ DEPUTY AUDITOR _____

LEGAL DESCRIPTIONS BEFORE

EXEMPT. LOT 4, BLOCK 24, "MAP OF MILETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXEMPT. LOT 5, BLOCK 24, "MAP OF MILETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AFTER

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EXEMPT THAT PORTION OF LOT 4, BLOCK 24, "MAP OF MILETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, ALSO BEING THE NORTHWEST CORNER OF LOT 5; THENCE NORTH 120°13' EAST, ALONG THE EAST MARGIN OF SOUTH 10TH STREET, A DISTANCE OF 100.00 FEET; THENCE SOUTH 87°19'28" EAST, A DISTANCE OF 98.97 FEET TO THE EAST LINE OF LOT 4; THENCE SOUTH 11°19'12" WEST A DISTANCE OF 5.00 FEET ALONG THE EAST LINE TO THE SOUTHEAST CORNER OF LOT 4, ALSO BEING THE NORTHEAST CORNER OF LOT 5; THENCE NORTH 88°29'12" WEST A DISTANCE OF 98.95 FEET ALONG THE SOUTH LINE OF LOT 4 TO THE POINT OF BEGINNING.

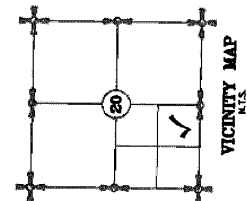
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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TOGETHER WITH THAT PORTION OF LOT 4, BLOCK 24, "MAP OF MILETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON;

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



Preliminary
 12/30/2025 5:29:07 PM

SHEET 1 OF 2
 SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 20, T. 34 N., R. 4 E., W.M. LOTS 4 AND 5, BLOCK 24, MAP OF MILETT'S ADDITION TO MT. VERNON MOUNT VERNON, WASHINGTON FOR: ANDREW LEE VANDER STOEP
 SEMAU ENGINEERING & SURVEYING, PLLC
 2718 RIVERSIDE DRIVE, SUITE 200
 MOUNT VERNON, WA 98273
 PHONE 360-424-8566
 JOB NO. 0485

DRAWING FILE: 6085.DWG 12/30/2025

