



202605130031

05/13/2026 11:41 AM Pages: 1 of 4 Fees: \$610.00
Skagit County Auditor

When recorded return to:

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

Decree Invalidating Deed of Trust & Assignment of Rents
26-2-00208-29

Grantor(s): JP Morgan Chase & Co.

Grantee(s): (1) TLB Family Properties LLC 60%
(2) Donald Wetsch AHSP 40%

Legal Description: ptn N 467 rods Govt Lot 9 19-34N-4EWM
(Full description attached as Ex. A)

Assessor's Property Tax Parcel or Account No.: P26378

Reference Nos of Documents Assigned or Released: 200201080054; P200201080055

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 May 1, 2026

26-2-00208-29
DC 11
Decree
20804084



MELISSA BEATON, County Clerk
By Echo Rockwood
Deputy Clerk

SKAGIT COUNTY, WASH
FILED

APR 23 2026

ECHO ROCKWOOD MELISSA BEATON, CO. CLERK
Deputy

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

TLB FAMILY PROPERTIES, LLC, as to an undivided 60% interest in the subject property; DONALD A. WETSCH, a married person as his separate property, as to an undivided 40% interest in the subject property

Plaintiffs

vs.

JP MORGAN CHASE & Co., a Delaware corporation, as Successor to Washington Mutual Savings Bank; MOUNT VERNON ABSTRACT & TITLE Co., Inc., d/b/a LAND TITLE CO. OF SKAGIT COUNTY

Defendants

No 26-2-00208-29

DECREE INVALIDATING DEED OF TRUST AND ASSIGNMENT OF RENTS, AND QUIETING TITLE

THIS MATTER HAVING COME ON EX PARTE, the Court having entered an order of default against defendant JP Morgan Chase & Co., and defendant Mount Vernon Abstract & Title Co., d/b/a Land Title Co. of Skagit County having been dismissed, now, therefore, IT IS HEREBY ORDERED AS FOLLOWS:

1. That the Deed of Trust recorded under Skagit County Auditor's File No. 200201080054, and also the Assignment of Rents recorded under Skagit County Auditor's File No. 200201080055, are both hereby invalidated, rendered unenforceable, and removed as encumbrances against the subject real property.

CRAIG D. SJOSTROM

Attorney at Law WSA 021149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
cdsjostrom@comcast.net

DECREE QUIETING TITLE

Page 1 of 2

1 2. That title in and to the subject real property, wholly located within Skagit County,
2 Washington and described in the attached Exhibit A, be and hereby is quieted in Plaintiffs
in fee simple, exclusive of the claims of any of the Defendants herein, or their successors.

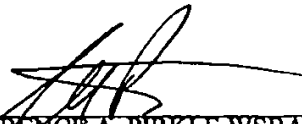
3 3. Plaintiffs are the prevailing party, but shall bear their own costs.
4

5
6 ^{Signed}
7 ~~DONE IN OPEN COURT~~ on this the 23 day of April, 2026.
8

9
10 
~~JUDGE/ COMMISSIONER~~

11 Presented by:

12
13 
14 ~~CRAIG SJOSTROM #21149~~
Attorney for Plaintiff TLB Fam. Properties
15

16
17 
18 ~~LAWRENCE A. PIRKLE WSBA #18392~~
Attorney for Plaintiff Donald Wetsch
19

20
21
22
23
24
25
26
27
28
29
30
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

EXHIBIT A***Legal Description***

PARCEL A:

THAT PORTION OF THE NORTH 46 RODS OF GOVERNMENT LOT 9, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 9 WITH A LINE DRAWN PARALLEL WITH AND 25 FEET NORTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SEATTLE & MONTANA RAILWAY (NOW GREAT NORTHERN RAILWAY CO); THENCE WEST 400 FEET; THENCE SOUTH 300 FEET; THENCE EAST TO A POINT ON A LINE DRAWN PARALLEL WITH AND 25 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SEATTLE & MONTANA RAILWAY RIGHT OF WAY; THENCE NORTH ALONG SAID RIGHT OF WAY TO PLACE OF BEGINNING. EXCEPT THE EASTERLY 50 FEET THEREOF AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED DATED MAY 22 1956 RECORDED JUNE 20 1956 AS AUDITOR'S FILE NO 537661 AND BY DEED DATED MAY 19 1997 AS AUDITOR'S FILE NO 9705190068.

PARCEL B:

THAT PORTION OF THE NORTH 46 RODS OF GOVERNMENT LOT 9 LYING WESTERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; EXCEPT THAT PORTION SOLD TO PUGET SOUND POWER & LIGHT CO BY DEED RECORDED NOVEMBER 9 1946 UNDER AUDITOR'S FILE NO. 397841; AND EXCEPT THAT PORTION LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 9 1086 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID NORTH 46 RODS 860 FEET WEST OF THE SOUTHEAST CORNER THEREOF; AND ALSO EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED BY THE STATE OF WASHINGTON TO J B CAMERON BY DEED RECORDED JANUARY 3 1958 UNDER AUDITOR'S FILE NO 560264; AND ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED DATED MAY 22 1956 RECORDED JUNE 20 1956 AS AUDITOR'S FILE NO. 537661 AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 9 WITH A LINE DRAWN PARALLEL WITH AND 25 FEET NORTHWESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 9 400 FEET; THENCE SOUTH 300 FEET; THENCE EAST TO A POINT ON A LINE DRAWN PARALLEL WITH AND 25 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

EXCEPT FROM PARCELS A & B THAT PORTION LYING NORTHWESTERLY OF FIR ST