



Return Address:

George E. Benson Keithly, Weed, Graafstra & Benson, P.S., Inc. 21 Avenue A Snohomish, WA 98290

Document Title: Judgment and Decree of Foreclosure

Reference Number of Related Document: Mortgage Filing No. 8105050028

Grantor: David Youngquist

Grantee: Northwest Farm Credit Services, FLCA, a corporation (Judgment Creditor)

Legal Description: a ptn of NW1/4 of SE1/4, 26 - 34 - 3 E W. M. Lot 1 of SP 16-81 in 35 - 34 - 3 E W. M.

(Full legal description found on Exhibit A.)

Assessor's Property Tax Parcel Numbers: 340326-4-006-0003

340335-3-004-0006

SKAGIT COUNTY, WAS,...

JAN 3 1 2002

Physics Coole-McKeehen, Co. Clerk By ______Deputy

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

NORTHWEST FARM CREDIT SERVICES,)
FLCA, a corporation,)

NO. 01-2-00920-9

Plaintiff,

VS.

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JUDGMENT AND DECREE OF FORECLOSURE

DAVID YOUNGQUIST and JANE DOE)
YOUNGQUIST, husband and wife, and their)
marital community; et al,

Defendants.

1. Judgment Creditor:

Northwest Farm Credit Services, FLCA

2. Judgment Debtors:

In Rem Judgment Against the mortgaged premises, with no deficiency judgment

3. Principal Judgment Amount:

\$130,731.86

4. Interest to Date of Judgment:

(Included in Principal Judgment)

5. Other Recovery Amounts:

Advances: Litigation G'tee: \$738.43

\$738.43

JUDGMENT SUMMARY

Total Advances:
6. Reasonable attorneys fees:

\$24,254.00

7. Statutory Costs:

\$805.50

8. Less Credit for Stock Retirement:

(\$1,000.00)

JUDGMENT AND DECREE OF FORECLOSURE - 1

YOUNGSJ.JUD/0214912





LAW ÖFFICES OF KEITHLY, WEED, GRAAFSTRA; AND BENSON, INC.,.P.S. 21 AVENUE A SNOHOMISH, WA 98290-2962 (360) 568-3119: FAX (360) 568-4437

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9. TOTAL JUDGMENT AMOUNT:

\$155,529.79

10. Total Judgment Amount shall bear interest at 13.35% per annum

11. Attorney for Judgment Creditor:

George E. Benson Keithly, Weed, Graafstra & Benson,

Inc., P.S. 21 Avenue A

Snohomish, WA 98290

JUDGMENT

THIS MATTER having come on regularly before this court on January 31, 2002 upon plaintiff's Motion for Summary Judgment for money judgment and for decree of foreclosure of real estate mortgage; and the court having reviewed plaintiff's Complaint to Foreclose Real Estate Mortgage, Motion for Summary Judgment, Affidavit in Support of Plaintiff's Foreclosure Decree, Memorandum in Support of Summary Judgment, Affidavit Re: Attorneys Fees, Affidavit of Thomas McBride Re: Attorneys Fees, Statement of Costs, and the records and files herein; and the Court having ordered that summary judgment be granted and having entered Findings of Fact and Conclusions of Law in this matter, and being advised in the premises, and plaintiff appearing and being represented by George E. Benson, and good cause appearing; now therefore, it is hereby

ORDERED, ADJUDGED and DECREED as follows that:

1. Plaintiff is hereby awarded a judgment against the against the subject mortgaged premises, in rem, as follows:

Principal plus Interest to 1/31/02: \$130,731.86

Advance for Litigation Guarantee: \$738.43

Reasonable attorneys fees: \$24,254,00

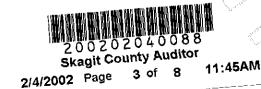
Statutory Costs: \$805.50

Less Credit for Stock Retirement: (\$1,000.00)

Total Judgment \$155,529.79

Said judgment shall accrue interest at the contractual rate of 13.35% per annum from January 31, 2002. Said judgment is without deficiency.

JUDGMENT AND DECREE OF FORECLOSURE - 2
YOUNGSJ.JUD/0214912



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The plaintiff's mortgage lien covering real estate in Skagit County, 2. Washington, which property is described in Exhibit A attached hereto and by this reference made a part hereof, and which mortgage was recorded in the office of the Skagit County Auditor on May 5, 1981, as Recording Number 8104040028, records of Skagit County, Washington, and the same is hereby adjudged and decreed to be a first and paramount lien upon the real estate described in Exhibit A and the whole thereof as security for the plaintiff's judgment herein above set forth, and that the mortgage be and is hereby foreclosed and the property therein described on Exhibit A hereto is hereby ordered to be sold by the Sheriff of Skagit County, Washington, in one sale in the manner provided by law, and the proceeds therefrom shall be applied to the payment of the judgment and interest, attorneys fees and costs, and increased costs and interest, including but not limited to payment of real estate taxes by plaintiff after entry of judgment.

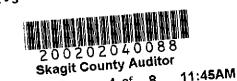
All right, title claim or interest of the defendants David Youngquist, Michele 3. Youngquist, United States of America, acting through the Farmers Home Administration, now known as Farm Service Agency, United States Department of Agriculture, Skagit State Bank. Mount Vernon Abstract & Title Co., Inc., a Washington corporation d/b/a Land Title Company of Skagit County, also known as Land Title Company, Wolfkill Feed and Fertilizer Corporation, Northfork Farms, Inc., Jay Koetje Fishing, Inc., Skagit County, Helena Chemical Company, and Darlene Youngquist, or any of them, and of all persons claiming by, through or under them, or any of them, subsequent to the execution of the mortgage, in and to the real estate herein described or any part thereof, is declared to be inferior and subordinate to plaintiff's mortgage lien and security interest and the same are hereby forever foreclosed, except only for the statutory right of redemption allowed by law.

- The plaintiff be and it is hereby granted the right to become a bidder and 4. purchaser at the sheriff's sale, and when the sale has been completed, the purchaser shall be entitled to immediate possession of the property subject to right of redemption.
- The plaintiff shall be entitled to additional sums for plaintiff's reasonable 5. attorneys fees regarding subsequent proceedings in this matter which are incurred; 1) in the response to any objections to confirmation of sale; and 2) regarding any motions for

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JUDGMENT AND DECREE OF FORECLOSURE - 3

YOUNGSJ.JUD/0214912



OFFICES OF AAFSTRA. INC., P.S AVENUE A 98290-2962 60) 568-4437

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upset price or marshaling, or concerning any additional defenses or motions or proceedings. Also, if defendants or one of them file bankruptcy after judgment, and additional fees are incurred, that plaintiff also be entitled to judgment for said additional fees in any bankruptcy proceedings or subsequent requisite State Court proceedings. Plaintiff shall also be entitled, in the event of a bankruptcy filing by one or more defendants, to judgment for additional reasonable attorneys fees incurred in said bankruptcy proceedings or subsequent requisite State Court proceedings, whether or not said bankruptcy is filed before or after judgment, and/or confirmation of sale.

- 6. Any and all persons acquiring any right, title, estate, lien or interest in or to the real estate above described, or any part thereof, subsequent to May 5, 1981, the date of plaintiff's mortgage and stock security which are foreclosed herein, be and they are hereby forever foreclosed of any such right, title, estate, lien or interest as against plaintiff in this action.
- 7. In the event the plaintiff is the purchaser at said sale and possession of said premises is not surrendered to said plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to plaintiff.

Done in Open Court this ______ day of January, 2002.

JUDGE

Presented by:

George E. Benson, WSBA #8352

Attorney for Plaintiff

200202040088

Skagit County Auditor

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11:45AM

EXHIBIT "A" - LEGAL DESCRIPTION

Parcel A:

Township 34 North, Range 3 East of the Willamette Meridian. Section 26: NW 1/4 SE 1/4

EXCEPT County Road, dike and drainage ditch rights of way, AND EXCEPT the East 330 feet of that portion of said NW 1/4 SE 1/4 lying West of the County Road running North and South along the East line of said subdivision.

Parcel B:

Tract 1 of Skagit County Short Plat No. 16-81, approved April 10, 1981 and recorded April 10, 1981 in Volume 5 of Short Plats, page 53, under Auditor's File No. 8104100043, being a portion of the SE 1/4 SW 1/4 of Section 35, Township 34 North, Range 3 East of the Willamette Meridian.

Tax Parcel Nos.:

340326-4-006-0003

340335-3-004-0006

All situate in the County of Skagit, Washington.

All water and water rights used upon or appurtenant to said property, however evidenced.

Together with any and all tenements, hereditaments and appurtenances thereunto belonging or used in connection therewith.

Said property also subject to:

Provisions set forth on the face of Short Plat No. 16-81, as follows:

- All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
- 2. Short Plat Number and date of approval shall be included in all deeds and contracts,
- 3. Zoning--Agricultural; Variance #V-80-010;
- 4. Sewage Disposal Septic system;
- 5. Water P.U.D.

Affects Parcel B.

EXHIBIT "A" -- LEGAL DESCRIPTION - 1 YOUNGSJ.LEG/0214912

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Agricultural Classification: The lands described herein have been classified as farm and agricultural as disclosed by notice recorded December 8, 1971, and October 7, 1974 under Auditor's File Nos. 761577 and 808437, respectively, and are subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit. (Affects Parcel A

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IN TESTIMENT WHEREOF, I have become set the rand and arthur fire Seal of said flour or my to yet men none operate the delite.

ABO VEREO EXPIBIT A LEGAL DESCRIPTION - 2 YOUNGSJ.LEG/0214912

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0202040088 **Skagit County Auditor**

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State of Washington, }ss.

I, Pnyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit do hereby certify that the dragoing instrument is a true and correct capy of the original, consisting of pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 3 day of Jen. 20 (2) Phyllis Coole-McKeefien County Clerk