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Skagit County Auditor  
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**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

COPY  
SKAGIT COUNTY, WASH.  
FILED

JAN 31 2002

Phyllis 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, )

Plaintiff, )

vs. )

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

Defendants. )

NO. 01-2-00920-9

**JUDGMENT AND DECREE  
OF FORECLOSURE**

JUDGMENT SUMMARY

- |                                      |   |
|--------------------------------------|---|
| 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 |   |
| Total Advances:                      | \$738.43  |
| 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 OFFICES 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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Skagit County Auditor

**FINAL**

1 9. TOTAL JUDGMENT AMOUNT: \$155,529.79

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

4 11. Attorney for Judgment Creditor:

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

6 JUDGMENT

7  
8 THIS MATTER having come on regularly before this court on January 31, 2002  
9 upon plaintiff's Motion for Summary Judgment for money judgment and for decree of  
10 foreclosure of real estate mortgage; and the court having reviewed plaintiff's Complaint to  
11 Foreclose Real Estate Mortgage, Motion for Summary Judgment, Affidavit in Support of  
12 Plaintiff's Foreclosure Decree, Memorandum in Support of Summary Judgment, Affidavit  
13 Re: Attorneys Fees, Affidavit of Thomas McBride Re: Attorneys Fees, Statement of Costs,  
14 and the records and files herein; and the Court having ordered that summary judgment be  
15 granted and having entered Findings of Fact and Conclusions of Law in this matter, and  
16 being advised in the premises, and plaintiff appearing and being represented by George E.  
17 Benson, and good cause appearing; now therefore, it is hereby

18 ORDERED, ADJUDGED and DECREED as follows that:

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

21 Principal plus Interest to 1/31/02:	\$130,731.86
22 Advance for Litigation Guarantee:	\$738.43
23 Reasonable attorneys fees:	\$24,254.00
24 Statutory Costs:	\$805.50
25 Less Credit for Stock Retirement:	(\$1,000.00)
26 Total Judgment	\$155,529.79

27 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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1           2.     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  
3 made a part hereof, and which mortgage was recorded in the office of the Skagit County  
4 Auditor on May 5, 1981, as Recording Number 8104040028, records of Skagit County,  
5 Washington, and the same is hereby adjudged and decreed to be a first and paramount lien  
6 upon the real estate described in Exhibit A and the whole thereof as security for the  
7 plaintiff's judgment herein above set forth, and that the mortgage be and is hereby  
8 foreclosed and the property therein described on Exhibit A hereto is hereby ordered to be  
9 sold by the Sheriff of Skagit County, Washington, in one sale in the manner provided by  
10 law, and the proceeds therefrom shall be applied to the payment of the judgment and  
11 interest, attorneys fees and costs, and increased costs and interest, including but not limited  
12 to payment of real estate taxes by plaintiff after entry of judgment.

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

24           4.     The plaintiff be and it is hereby granted the right to become a bidder and  
25 purchaser at the sheriff's sale, and when the sale has been completed, the purchaser shall  
26 be entitled to immediate possession of the property subject to right of redemption.

27           5.     The plaintiff shall be entitled to additional sums for plaintiff's reasonable  
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

**JUDGMENT AND DECREE OF FORECLOSURE - 3**  
YOUNGSJ.JUD/0214912



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(509) 568-4437

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


9 6. Any and all persons acquiring any right, title, estate, lien or interest in or to  
10 the real estate above described, or any part thereof, subsequent to May 5, 1981, the date  
11 of plaintiff's mortgage and stock security which are foreclosed herein, be and they are  
12 hereby forever foreclosed of any such right, title, estate, lien or interest as against plaintiff  
13 in this action.

14 7. In the event the plaintiff is the purchaser at said sale and possession of said  
15 premises is not surrendered to said plaintiff, a writ of assistance shall be issued directing the  
16 Sheriff of Skagit County, Washington, to deliver possession of said premises to plaintiff.

17 Done in Open Court this 31 day of January, 2002.

18   
19 \_\_\_\_\_  
20 JUDGE

21 Presented by:

22   
23 \_\_\_\_\_  
24 George E. Benson, WSBA #8352  
25 Attorney for Plaintiff



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26 **JUDGMENT AND DECREE OF FORECLOSURE - 4**  
27 YOUNGSJ.JUD/0214912

LAW OFFICES OF  
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SNOHOMISH, WA 98290-2962  
(360) 568-3119; FAX (360) 568-4437

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:

1. 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.



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 only.)

County Clerk of Skagit County  
I, \_\_\_\_\_, County Clerk of Skagit County, do hereby certify that the foregoing is a true and correct copy of the original recording of the instrument described herein, as the same appears in my office.  
IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of said County at the City of Skagit, Washington, this \_\_\_\_\_ day of \_\_\_\_\_, 2002.  
County Clerk

EXHIBIT A - LEGAL DESCRIPTION - 2  
YOUNGSJ.LEG0214912



200202040088  
Skagit County Auditor

UNOFFICIAL DOCUMENT

State of Washington, } ss.  
County of Skagit

I, Phyllis Coole-McKeen, 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 foregoing instrument is a true and correct copy of the original, consisting of 6 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 31<sup>st</sup> day of Jan, 2002.  
Phyllis Coole-McKeen, County Clerk

By [Signature]  
Deputy Clerk



200202040088

Skagit County Auditor