

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273



201102040085
Skagit County Auditor

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JUDGMENT

09-2-02464-5

Grantors: Melvin Struck & Mary Struck, h/w

Grantee: Shangri-La Community Club

Legal Description: SHANGRI-LA, DIV. 1, LOT 17

Additional Legal Description Located on Page 3

Assessor's Property Tax Parcel or Account No.: P69007

Reference Nos of Documents Assigned or Released: N/A

OK

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2011 JAN -3 PM 2:42

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

SHANGRI-LA COMMUNITY CLUB,
Inc., a Washington nonprofit corporation

Plaintiff

vs.

MELVIN STRUCK & MARY STRUCK,
h/w

Defendants

Nº 09-2-02464-5

JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Shangri-La Community Club
Judgment Debtor:	Melvin Struck & Mary Struck
Principal Judgment Amount:	\$2,312.94
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$317.50
Attorney's Fees:	\$787.50
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order on Motion for Summary Judgment having been entered herein; now, therefore, judgment is hereby entered against Defendants, and in favor of Plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendants in the principal amount of \$2,312.94.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$317.50, and a reasonable attorney's fee of \$787.50.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

CRAIG D. SJOSTROM
Attorney at Law W38A #21149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
cdsjostrom@comcast.net

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III. DECREE OF FORECLOSURE

3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendants or persons claiming by, through or under the Defendants:

Lot 17, "Shangri-La on the Skagit, Div. 1", as per plat recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington. (P69007)

3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.

3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.

3.4 Plaintiff shall have and retain a deficiency judgment against Defendants, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs of sale.

3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and of every person claiming by, through or under the Defendants, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendants may have by law.

3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

DONE IN OPEN COURT on 1-3, 2010.

Signature of Dave Needy
JUDGE / COMMISSIONER

Presented by:

Approved as to form:

Signature of Craig Sjostrom
CRAIG SJOSTROM #21149
Attorney for Plaintiff

Signature: Left - Did not sign
Defendant

CRAIG D. SJOSTROM

Attorney at Law WSPA #21149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273



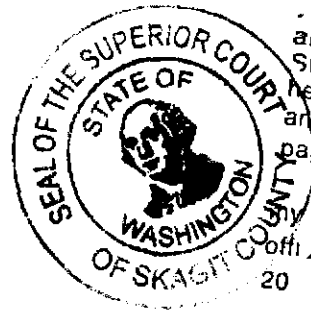
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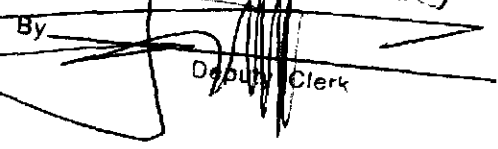
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State of Washington, } ss.
County of Skagit



Nancy K. Scott, 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 2 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set hand and affixed the Seal of said Court at my office, at Mount Vernon this 4 day of Feb, 2011.

By 
Deputy Clerk