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ROBERT E. ORDAL, PLLC
1000 Second Avenue, Suite 1750
Seattle, WA 98104-1070



201107050145
Skagit County Auditor

7/5/2011 Page 1 of 11 3:00PM

File No. 2009.006

DOCUMENT TITLE:	Judgment
REFERENCE NUMBER:	Skagit County Superior Court Cause No. 10-2-02528-9
GRANTOR:	Overlook Crest, L.L.C.
GRANTEE:	Island Construction, Inc.
LEGAL DESCRIPTION:	<p>Parcel A: The Northeast Quarter of the Southwest Quarter of Section 31, Township 34 North, Range 5 East of the Willamette Meridian.</p> <p>Parcel B: The Southeast Quarter of the Southwest Quarter of Section 30, Township 34 North, Range 5 East of the Willamette Meridian, Skagit County, Washington.</p> <p>Parcel C: Government Lot 2, in Section 31, Township 34 North, Range 5 East of the Willamette Meridian, Skagit County, Washington.</p> <p>Parcel D: The East Half of the Northwest Quarter of Section 31, Township 34 North, Range 5 East of the Willamette Meridian, Skagit County, Washington.</p> <p>Parcel E: The Northwest Quarter of the Southeast Quarter in Section 30, Township 34 North, Range 5 East of the Willamette Meridian.</p> <p>Parcel F: The Northeast Quarter of the Southwest Quarter in Section 30, Township 34 North, Range 5 East of the Willamette Meridian.</p>
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	P104162 P30512 P30517 . P30514 P30542 P30544 P30526 P30543

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SKAGIT COUNTY, WA

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

ISLAND CONSTRUCTION, INC., a)
Washington corporation,)

NO. 10-2-02528-9

Plaintiff,)

SUMMARY JUDGMENT AND
DECREE OF FORECLOSURE

v.)

OVERLOOK CREST, L.L.C., a)
Washington limited liability)
Corporation; WASHINGTON)
FEDERAL SAVINGS; and WESTWARD)
FINANCIAL SERVICES)
CORPORATION,)

(Clerk's Action Required)

Defendants.)

JUDGMENT SUMMARY

Judgment Creditor:

Island Construction, Inc.

Judgment Creditor's Attorney:

Robert E. Ordal
1000 Second Avenue
Suite 1750
Seattle, WA 98104

Judgment Debtor:

Overlook Crest, L.L.C.

JUDGMENT SUMMARY AND DECREE
OF FORECLOSURE - 1
Island Construction.2009.006

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1	Principal Judgment Amount:	\$1,286,595.11
2	Interest to 13 June 2011	\$103,750.00
3	Total Costs:	\$3,617.63
4	Filing Fee:	\$230.00
5	Recording Fee	\$66.00
6	Declaration of Service	\$156.78
7	Title Report	\$3,164.85
8	Attorneys' Fees:	<u>\$ to be determined</u>
9	Total Judgment:	\$1,397,580.37

10 Interest shall accrue at the statutory rate of 12% until paid.

11 This matter came on for hearing this day before the
 12 undersigned Judge of the above-entitled Court upon the motion
 13 of plaintiff Island Construction, Inc., for summary judgment
 14 and a decree of foreclosure. Findings of fact and conclusions
 15 of law are unnecessary under Civil Rule 52(a)(5)(B). The
 16 Court considered the following:

- 17 a. Complaint;
- 18 b. First Amended Complaint;
- 19 c. Answer of Overlook Crest;
- 20 d. Affidavit of Service on Washington Federal Savings;
- 21 e. Affidavit of Service on Westward Financial Services

JUDGMENT SUMMARY AND DECREE
 OF FORECLOSURE - 2
 Island Construction.2009.006

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1 Corporation;

2 f. Declaration of Julia Price;

3 g. Defendant's Response to Plaintiff's Motion for
4 Summary Judgment; and

5 h. Island Construction's Reply re Motion for Summary
6 Judgment.

7 Having considered the foregoing, it is hereby

8 ORDERED, ADJUDGED and DECREED as follows:

9 1. Money Judgment.

10 Judgment shall be and hereby is entered in favor of
11 Island Construction, Inc. and against Overlook Crest, L.L.C.
12 in the principal amount of \$1,286,595.11 plus interest at the
13 rate of eight percent (8%) per annum from the 1st day of
14 October, 2010 until the 31st day of October, 2010, and after
15 31 October 2010 at twelve percent (12%) per annum which
16 amount of interest is \$103,750, costs of \$3,617.63 and
17 reasonable attorney's fees to be determined by this Court at
18 a later date; plus interest after judgment at the rate of
19 twelve percent (12%) per annum on the total amount of the
20 judgment;

21 2. Decree of Foreclosure and Sale.

JUDGMENT SUMMARY AND DECREE
OF FORECLOSURE - 3
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1 Island Construction, Inc.'s deed of trust dated 1 April
2 2010 and recorded on 23 April 2010 under Skagit County
3 Auditor's No. 201004230094 encumbering the following
4 described real property (the "Real Property"):

5 PARCEL A:

6 The Northeast Quarter of the Southwest
7 Quarter of Section 31, Township 34 North,
8 Range 5 East of the Willamette Meridian;

9 EXCEPT road rights of way

10 AND EXCEPT a tract conveyed to Skagit
11 County by deed dated December 8, 1936 and
12 recorded March 9, 1937, in Volume 171 of
13 Deed, page 345, records of Skagit County,
14 Washington which is more particularly
15 described as follows:

16 Beginning at a point being North 18°38'30"
17 West a distance of 1347.6 feet from the
18 South Quarter corner of said Section 31;
19 Thence North 0°19' East a distance of
20 120.0 feet;
21 Thence North 63°27'30" West a distance of
255.9 feet;
Thence South 0°19' West a distance of
240.0 feet;
Thence North 88°38' East a distance of
230.0 feet, more or less to a point of
beginning; (bearings are referred to the
South line of the Southwest Quarter of
said Section 31 as bearing North
87°36'30" East),

ALSO EXCEPT the South Half of the
Southwest Quarter of the Northeast Quarter
of the Southwest Quarter;

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1 ALSO EXCEPT that portion of the above
2 described property lying Southwest of the
3 county road commonly known as Walker
4 Valley Road conveyed to Clay Imhof by deed
5 dated April 4, 1984, and recorded April
6 30, 1984 in Volume 558 of Deed, page 252,
7 under Auditor's File No. 8404300071,
8 records of Skagit County, Washington.

9 Situated in Skagit County, Washington.

10 PARCEL B:

11 The Southeast Quarter of the Southwest
12 Quarter of Section 30, Township 34 North,
13 Range 5 East of the Willamette Meridian,
14 Skagit County, Washington.

15 Situated in Skagit County, Washington.

16 PARCEL C:

17 Government Lot 2, in Section 31, Township
18 34 North, Range 5 East of the Willamette
19 Meridian, Skagit County, Washington.

20 Situated in Skagit County, Washington.

21 PARCEL D:

The East Half of the Northwest Quarter of
Section 31, Township 34 North, Range 5
East of the Willamette Meridian, Skagit
County, Washington.

Situated in Skagit County, Washington.

PARCEL E:

The Northwest Quarter of the Southeast
Quarter in Section 30, Township 34 North,
Range 5 East of the Willamette Meridian;

JUDGMENT SUMMARY AND DECREE
OF FORECLOSURE - 5
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1 EXCEPT county road right of way, commonly
2 known as the Gunderson Road.

3 ALSO EXCEPT that portion conveyed to
4 Skagit County for Gunderson Road #0600 by
5 deed recorded November 18, 1986 as
6 Auditor's File Nos. 8611180004 and
7 8611180005, records of Skagit County,
8 Washington.

9 AND ALSO EXCEPT that portion of said
10 premises lying Northerly of Gunderson Road
11 as conveyed by deed recorded on October
12 31, 1988 under Auditor's File Nos.
13 8810310090 and 8810310091, records of
14 Skagit County, Washington.

15 Situated in Skagit County, Washington.

16 PARCEL F:

17 The Northeast Quarter of the Southwest
18 Quarter in Section 30, Township 34 North,
19 Range 5 East of the Willamette Meridian;

20 EXCEPT county road right of way, commonly
21 known as the Gunderson Road.

ALSO EXCEPT that portion conveyed to
Skagit County for Gunderson Road #0600 by
deed recorded November 18, 198 as
Auditor's File Nos. 8611180004 and
8611180005, records of Skagit County,
Washington.

AND ALSO EXCEPT that portion of said
premises lying Northerly of Gunderson Road
as conveyed by deed recorded on October
31, 1988 under Auditor's File Nos.
8810310090 and 8810310091, records of
Skagit County, Washington.

Situated in Skagit County, Washington

JUDGMENT SUMMARY AND DECREE
OF FORECLOSURE - 6
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1 shall be and hereby is adjudged to be valid, first, prior
2 and paramount lien upon the Real Property, prior and
3 superior to any and all right, title, interest, lien or
4 estate of all defendants, or any of them, and of anyone
5 claiming by, through, or under them, in and to said Real
6 Property securing the payment of the judgment rendered
7 herein; said deed of trust shall be and hereby is foreclosed
8 and the Real Property is hereby ordered sold by the Sheriff of
9 Skagit County as authorized by RCW 61.12.060 and in the manner
10 provided by law for mortgage foreclosures and in accordance
11 with the practice of this Court; that the proceeds of the
12 Sheriff's sale shall be applied toward the payment of the
13 judgment rendered herein in favor of Island Construction,
14 Inc., together with any costs and increased costs of sale;
15 that Island Contraction, Inc. may bid and purchase at said
16 sale; and that he successful purchaser at the Sheriff's sale
17 have exclusive possession of the Real Property, together with
18 the rents, issues and profits therefrom.

19 3. Deficiency Judgment.

20 If the money judgment is not paid by the application of
21 the proceeds of the Sheriff's sale, execution shall be issued

JUDGMENT SUMMARY AND DECREE
OF FORECLOSURE - 7
Island Construction.2009.006

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1 for any deficiency, and enforced against any other property of
2 the judgment debtor not exempt from execution.

3 4. Foreclosure of Defendant's Interest and Redemption
4 Period.

5 By the foreclosure and sale, each of the defendants, and
6 anyone claiming, by, through, or under any defendant, shall be
7 and hereby is foreclosed from any and all right, title,
8 interest, lien or estate in Real Property, save only the
9 statutory right of redemption which is twelve months next
10 ensuing after the date of the Sheriff's sale.

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JUDGMENT SUMMARY AND DECREE
OF FORECLOSURE - 8
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1 5. Additional Judgments.

2 Island Construction, Inc. may apply to this Court for
3 additional judgments for attorney's fees and costs related to
4 Island Construction Inc.'s enforcement of its rights under the
5 deed of trust, including, but not limited to, attorney's fees
6 and costs incurred by Island Construction, Inc. in the
7 foreclosure and any bankruptcy of any defendant, and, after
8 Court approval, such sums will be added to and shall relate
9 back to this judgment. If this judgment has been satisfied,
10 the amount shall constitute a new judgment, or, at Island
11 Construction, Inc.'s election, shall be included in the
12 redemption amount.

12 DONE IN OPEN COURT this 13 day of June 2011.

13 Dave Needy
14 DAVE NEEDY JUDGE

14 Presented by:


15 ROBERT E. ORDAL, PLLC

16
17 By Robert E. Ordal
18 Robert E. Ordal
19 Attorney for Island Construction
20 WSBA No. 2842

21 Approved as to form:

Nathan Alexander
Nathan Alexander WSBA No 37040
Attorney for Overlook Crest LLC
JUDGMENT SUMMARY AND DECREE
OF FORECLOSURE - 9
Island Construction:2009.006

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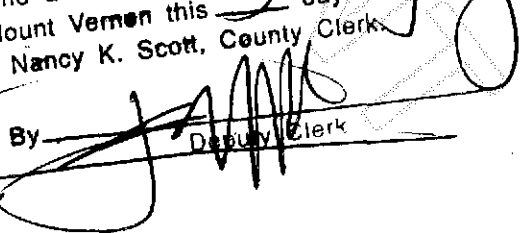

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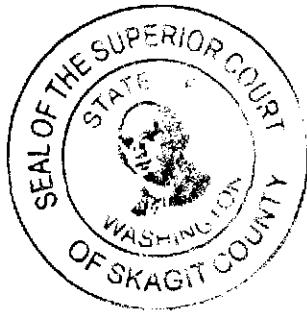
UNOFFICIAL DOCUMENT

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 9 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 5 day of July 20 11.

Nancy K. Scott, County Clerk
By  Deputy Clerk




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