

Name & Return Address:

Claire L. Molesworth, Esq.
2801 Alaskan Way, Ste. 300
Seattle, WA 98121



201209170118
Skagit County Auditor

9/17/2012 Page 1 of 20 2:35PM

Please print legibly or type information.

Document Title(s) Order Approving Bond in Lieu of Claim
Grantor(s) Columbia State Bank ____ Additional Names on Page ____ of Document
Grantee(s) Bruce Johnson Contractor LLC ____ Additional Names on Page ____ of Document
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Lot 2 of Saratoga Passage View Card Complete Legal Description on Page 6 of Document
Auditor's Reference Number(s) 201110120012; 201201190022; 201203070017
Assessor's Property Tax Parcel/Account Number(s) P130345
<p>The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</p> <p>I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.</p>
_____ Signature of Requesting Party (Required for non-standard recordings only) Gpcovst.doc rev 4/02

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA.

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SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

COLUMBIA STATE BANK, a Washington
chartered bank,

Plaintiff,

vs.

BRUCE JOHNSON CONTRACTOR LLC, a
Washington limited liability company,

Defendant.

No. 12-2-01516-6

STIPULATED ORDER APPROVING BOND
IN LIEU OF CLAIM UNDER RCW
60.04.161

[CLERK'S ACTION REQUIRED]

I. STIPULATED ORDER

This matter having come on for hearing before this Court on the motion of plaintiff Columbia State Bank ("Bank") to approve a bond in lieu of claim under RCW 60.04.161, and it appearing to the Court that the Bank meets the standards for recording a bond to release the lien alleged by defendant Bruce Johnson Contractor LLC ("Johnson") on certain real property owned by Victor and Linda Benson ("Benson") as described in Johnson's claim of lien and amended claim of lien, it is therefore ORDERED that:

1. The Bank's motion to approve bond in lieu of claim under RCW 60.04.161 is GRANTED;

//

//

STIPULATED ORDER APPROVING
BOND IN LIEU OF CLAIM UNDER RCW
60.04.161 -- 1

m44605-1801115.doc

GRAHAM & DUNN PC
Pier 70, 2801 Alaskan Way ~ Suite 300
Seattle, Washington 98121-1128
(206) 624-8300/Fax: (206) 340-9599



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Skagit County Auditor

13

1 2. The Bank shall file a bond in the amount of \$134,801.00, which represents one
2 and one-half times the amount of the Judgment by Confession obtained by Johnson against
3 Benson in a prior lien foreclosure action and filed with this Court on June 28, 2012;

4 3. Upon filing of the bond described above, and without further action of the Court,
5 the real property ("Property") described in Johnson's Claim of Lien, Amended Claim of Lien,
6 and Second Amended Claim of Lien, recorded under Skagit County Auditor's numbers
7 201110120012, 201201190022, and 201203070017, respectively, and attached hereto as Exhibit
8 A, Exhibit B, and Exhibit C, respectively, and all subsequent amendments, is hereby released
9 from any and all liens claimed by Johnson; and

10 4. Johnson's claim of lien against the Property shall not exceed the amount of the
11 bond ordered by the Court.

12 DONE IN OPEN COURT this 23 day of August, 2012.

13
14 C. C. Parker
15 SUPERIOR COURT JUDGE
Commissioner

16 Presented by:

17 GRAHAM & DUNN PC

18 By [Signature]
19 Claire L. Molesworth, WSBA# 40670
20 Email: cmolesworth@grahamdunn.com
21 Steven A. Miller, WSBA# 30388
22 Email: smiller@grahamdunn.com
23 Attorneys for Columbia State Bank

24 Approved; Notice of Presentation Waived:
25 MAGNUSSON LAW OFFICE PS

26 By Craig D. Magnusson
27 Craig D. Magnusson, WSBA# 12733 8/16/2012
28 Email: craig@magnussonlawoffice.com
29 Attorneys for Defendant Bruce Johnson Contractor, LLC

30 S'IMPLUATED ORDER APPROVING
31 BOND IN LIEU OF CLAIM UNDER RCW
32 60.04.161 -- 2

33 m44605-1792718.doc

34 GRAHAM & DUNN PC
35 Pict 70, 2801 Alaskan Way - Suite 300
36 Seattle, Washington 98121-1128
37 (206) 624-8300/Fax: (206) 340-9599



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SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

COLUMBIA STATE BANK, a Washington
chartered bank,

Plaintiff,

vs.

BRUCE JOHNSON CONTRACTOR LLC, a
Washington limited liability company,

Defendant.

No. 12-2-01516-6

DECLARATION REGARDING
ELECTRONIC SIGNATURE

I, Claire L. Molesworth, declare under penalty of perjury under the laws of the State of Washington, that the foregoing electronic document(s) attached to this declaration, which consist of eighteen (18) pages including this declaration page, is a complete and legible image that I have examined personally and that was received by me on this date via electronic mail at cmolesworth@grahamndunn.com.

DATED this 20th day of August, 2012, in Seattle, Washington.



Claire L. Molesworth

DECLARATION REGARDING
ELECTRONIC SIGNATURE-- 1

m44605-1802756.doc



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GRAHAM & DUNN PC
Pier 70, 2801 Alaskan Way ~ Suite 300
Seattle, Washington 98121-1128
624-8300/Fax: (206) 340-9599

OK

EXHIBIT A

EXHIBIT A



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UNOFFICIAL DOCUMENT

Return address:

Bever D Johnson
17536 Alford Rd
Boz, WA 98232



201110120012
Skagit County Auditor

10/12/2011 Page 1 of 4 10:41AM

Document Title:

claim of Lien

Reference Number :

Grantor(s):

additional grantor names on page ___

1. Victor and Linda Benson
- 2.

Grantee(s):

additional grantee names on page ___

1. Bruce Johnson Contractor LLC
- 2.

Abbreviated legal description:

full legal on page(s) ___

Lot 2 of Santoga Passage View Card

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P130345



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CLAIM OF LIEN

Bruce Johnson Contractor LLC, claimant, vs Victor and Linda Benson
(SARATOGA PASSAGE VIEW C.A.R.D.), person indebted to claimant

Notice is hereby given that the person named below claims a lien pursuant to Chapter
64.04 RCW. In support of this lien the following information is submitted:

1. NAME OF LIEN CLAIMANT: BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

TELEPHONE NUMBER: (360) 757-6789

ADDRESS: 17536 Alton Road, Bow, WA 98232

2. DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR, PROVIDE
PROFESSIONAL SERVICES, SUPPLY MATERIAL OR EQUIPMENT. September 21, 2011

3. NAME OF PERSON(S) INDEBTED TO THE CLAIMANT: Victor and Linda Benson

4. DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED:

The following Lots located within The Plat of SARATOGA PASSAGE VIEW C.A.R.D.,
As Recorded June 10, 2009, under Auditor's File No. 200906100089, Records of Skagit
County, situated in Skagit County, Washington

Lots 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 19, 20, 25, and 26.

Lot No	Tax Parcel	Address
Lot 2	P130345	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 3	P130346	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 5	P130348	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 6	P130349	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 8	P130331	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 9	P130332	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 10	P130333	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 11	P130334	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 12	P130335	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 13	P130336	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 14	P130341	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 19	P130342	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 20	P130351	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 25	P130356	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 26	P 95857	19357 Karako Lane, Mount Vernon, WA 98274
	P130585	
	P 16579	
	P 99837	

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Skagit County Auditor

5. NAME OF THE OWNER OR REPUTED OWNER(S):

Lots 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, 25, and 26:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Lot 28:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Donald and Erin Moe
16706 Fern Road
Mount Vernon, WA. 98273

Skagit County Public Utility Distr of No 1
P O Box 1436
Mount Vernon, WA. 98273

6 THE LAST DATE ON WHICH LABOR WAS PERFORMED; PROFESSIONAL SERVICES WERE FURNISHED, OR MATERIAL, OR EQUIPMENT WAS FURNISHED:

August 31, 2011. This Lien is for work performed through August 31, 2011.

Work is ongoing.

7 PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS:

\$31,764.32



Claimant

Bruce D. Johnson, owner

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

BRUCEJC90301

ADDRESS 17535 Allen Road, Bow, WA 98232

TELEPHONE NUMBER. (360) 757-6789



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Skagit County Auditor

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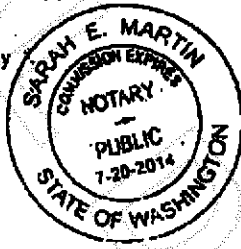
STATE OF WASHINGTON, COUNTY OF SKAGIT, ss.

Bruce D. Johnson, being sworn, says I am the representative of the claimant, and the claimant, above named; I have read the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury

Bruce D. Johnson for Bruce Johnson Contractor, LLC

Subscribed and sworn to before me this 11th day of October, 2011

Sarah E. Martin Notary
Residing in Skagit County



Copy received Victor Benson Date: 10-12-11
Victor Benson



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Skagit County Auditor

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OK

EXHIBIT B

EXHIBIT B



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UNOFFICIAL DOCUMENT



201201190022
Skagit County Auditor

Return address:

Bruce Johnson
17536 Allen Road
Bow, WA 98232

Document Title: Amended Claim of Lien

Reference Number:

20110120012

Grantor(s)

1) Victor and Linda Benson

Grantee(s):

Bruce Johnson Contractor LLC

Abbreviated legal description:

Lot 2 of Saratoga Passage View Card

Assessor Parcel/ Tan ID Number:

P130345



201209170118
Skagit County Auditor

AMENDED CLAIM OF LIEN

Related document: Claim of Lien Auditor's No. 201110120012

Bruce Johnson Contractor LLC, claimant, vs. Victor and Linda Benson (SARATOGA PASSAGE VIEW C.A.R.D.), person(s) indebted to claimant:

Notice is hereby given that the person named below claims a lien pursuant to Chapter 64.04 RCW. In support of this lien the following information is submitted:

1. NAME OF LIEN CLAIMANT: BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

TELEPHONE NUMBER: (360) 757-6789

ADDRESS: 17536 Allen Road, Bow, WA. 98232

2. DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR, PROVIDE PROFESSIONAL SERVICES, SUPPLY MATERIAL OR EQUIPMENT: September 21, 2010

3. NAME OF PERSON(S) INDEBTED TO THE CLAIMANT: Victor and Linda Benson

4. DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED:

The following Lots located within The Plat of SARATOGA PASSAGE VIEW C.A.R.D., As Recorded June 10, 2009, under Auditor's file No. 200908100089, Records of Skagit County, situated in Skagit County, Washington:

Lots 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, 25, and 28.

Lot No.	Tax Parcel	Address
Lot 2	P130345	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 3	P130346	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 5	P130348	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 6	P130349	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 8	P130331	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 9	P130332	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 10	P130333	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 11	P130334	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 12	P130335	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 13	P130336	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 18	P130341	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 19	P130342	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 20	P130351	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 25	F130356	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 26	P 95857	19357 Kanako Lane, Mount Vernon, WA. 98274
	P130585	



201201190022
Skagit County Auditor

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P 16579
P 99837

5. NAME OF THE OWNER OR REPUTED OWNER(S):

Lots 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, 25, and 26:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Lot 26:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Skagit County Public Utility District No. 1
P.O. Box 1436
Mount Vernon, WA. 98273

6. THE LAST DATE ON WHICH LABOR WAS PERFORMED; PROFESSIONAL SERVICES WERE FURNISHED; OR MATERIAL OR EQUIPMENT WAS FURNISHED:

December 31, 2011 This Amended Lien is for all work performed through December 31, 2011.

Work is ongoing

7. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS

\$ 49,9930.25


_____, Claimant
Bruce D. Johnson, owner

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

BRUCEJC90301

ADDRESS: 17536 Allen Road, Bow, WA. 98232

TELEPHONE NUMBER: (360) 757 6789



201201190022

Skagit County Auditor



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Skagit County Auditor

STATE OF WASHINGTON, COUNTY OF SKAGIT. ss

Druce D Johnson being sworn, says I am the representative of the claimant, and the claimant, above named; I have read the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

Bruce D Johnson for Bruce Johnson Contractor, LLC
Bruce D Johnson

Subscribed and sworn to before me this 8th day of January, 2012

Brian Powell Notary
Residing in Skagit County



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Skagit County Auditor

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EXHIBIT C

EXHIBIT C



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Skagit County Auditor

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Return address: Bruce Johnson
17536 Allen Road Bow
WA 98232

Document Title: Amedued Claim of Lien

Reference Number: IS = NO. 201110120012
AF NO. 201201190022

Grantor(s) Victor and Linda Benson

Grantee(s): Bruce Johnson Contractor LLC

Abbreviated legal description: Lot 2 of Saratoga Passage View Card

Assessor Parcel: Tax ID Number: P130345



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SECOND AMENDED CLAIM OF LIEN

Related Documents: Claim of Lien AF No 201110120012
Amended Claim of Lien AF No. 201201190022

Bruce Johnson Contractor LLC, claimant.

vs.

Victor and Linda Benson (SARATOGA PASSAGE VIEW C.A.R.D.),
person(s) indebted to claimant.

Notice is hereby given that the person named below claims a lien pursuant to Chapter 64.04 RCW.

In support of this lien the following information is submitted

1 NAME OF LIEN CLAIMANT:

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)
Telephone number: (360) 757-6789
Address: 17536 Allen Road, Bow, WA. 98232

2 DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR, PROVIDE PROFESSIONAL SERVICES, SUPPLY MATERIAL OR EQUIPMENT:

September 21, 2010

3 NAME OF PERSON(S) INDEBTED TO THE CLAIMANT:

Victor and Linda Benson

4. DESCRIPTION OF PROPERTY AGAINST WHICH A LIEN IS CLAIMED:

The following Lots located within The Plat of SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107, as recorded June 10, 2009, under Auditor's file No. 200906100089, records of Skagit County, situated in Skagit County, Washington:

Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, 25, and 26



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Lot No.	Tax Parcel(s)	Address
Lot 1	P16584	19003 Kanako Lane, Mount Vernon, WA 98274
Lot 2	P130345	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 3	P130346	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 5	P130348	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 6	P130349	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 8	P130331	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 9	P130332	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 10	P130333	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 11	P130334	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 12	P130335	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 13	P130336	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 18	P130341	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 19	P130342	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 20	P130351	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 25	P 95857	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 26	P 95857	19357 Kanako Lane, Mount Vernon, WA 98274
	P130585	
	P 16579	
	P 99837	

5. NAME OF THE OWNER OR REPUTED OWNER(S):

Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, and 25:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Lot 26:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Skagit County Public Utility District No. 1
P.O. Box 1436
Mount Vernon, WA. 98274
(Future interest)



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Skagit County Auditor

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Skagit County Auditor

6 THE LAST DATE ON WHICH LABOR WAS PERFORMED, PROFESSIONAL SERVICES WERE FURNISHED, OR MATERIAL OR EQUIPMENT WAS FURNISHED:

February 29, 2012.

This Second Amended Claim of Lien is for all work performed starting Sept. 21, 2010, through February 29, 2012. Work is ongoing.

7. PRINCIPAL AMOUNT DUE FOR WHICH THIS LIEN IS CLAIMED IS:

\$ 63,397

B.D.J., Claimant Date: 3/6/2012
Bruce D. Johnson, owner

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)
BRUCEJC90301
ADDRESS: 17536 Allen Road, Bow, WA. 98232
TELEPHONE NUMBER: (360) 757-6789

STATE OF WASHINGTON, COUNTY OF SKAGIT, ss.

Bruce D Johnson, being sworn, says, I am the representative of the claimant, and the claimant, above named; I have read the foregoing Second Amended Claim of Lien, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

B.D.J. for Bruce Johnson Contractor, LLC
Bruce D. Johnson
Subscribed and sworn to before me this 6th day of March, 2012



Candice Mae Hamilton, Notary
Residing in Skagit County

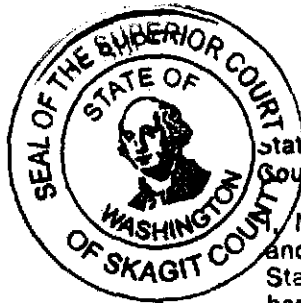


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UNOFFICIAL DOCUMENT



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 18 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 13 day of Sept, 2012. Nancy K. Scott, County Clerk.

By Kathleen
Deputy Clerk



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Skagit County Auditor