

Name & Return Address:

Claire L. Molesworth, Esq.

2801 Alaskan Way, Ste. 300

Seattle, WA 98121

Please print legibly or type information.

Document Title(s) Order Releasing Bond in Lieu of Claim Under RCW 60.04.161	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 _____ of Document _____	Auditor's Reference Number(s) 201110120012; 201201190022; 201203070017; 201209170118; 201209170119	Assessor's Property Tax Parcel/Account Number(s) P130345	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. 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.	Signature of Requesting Party (Required for non-standard recordings only) Gpovst.doc rev 4/02
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Skagit County Auditor

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4/11/2013 Page

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ORDER RELEASING BOND IN LIEU OF CLAIM UNDER RCW 60.04.161 -- 1

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GRAHAM & DUNN PC
P.O. Box 2801, Alaskan Way - Suite 300
Seattle, Washington 98121-1128
(206) 524-8300 / Fax: (206) 340-9599

4/11/2013 Page 2 of 2 23:12:37PM

Skagit County Auditor
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This matter having come on for hearing before this Court on the motion of plaintiff Columbia State Bank ("Bank") to approve discharging a surety bond in lieu of claim posted pursuant to RCW 60.04.161, and it appearing to the Court that there is no longer need for such surety bond, it is therefore ORDERED that:

1. The Bank's Motion for Release of Bond is GRANTED; and
2. The court clerk shall immediately discharge the surety bond posted by the Bank in the amount of \$134,801.00, a copy of which is attached hereto as Exhibit A, and any and all obligations of Bank or surety thereunder shall be immediately canceled.

[PROPOSED] ORDER RELEASING BOND IN LIEU OF CLAIM UNDER RCW 60.04.161 [CLERK'S ACTION REQUIRED]	COLUMBIA STATE BANK, a Washington chartered bank, Plaintiff, vs. BRUCE JOHNSON CONTRACTOR LLC, a Washington limited liability company, Defendant.
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SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

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DONE IN OPEN COURT this 27 day of March, 2013.

THE HONORABLE SUSAN K. COOK

Skagit County Superior Court Judge

Susan K. Cook

Presented by:

GRAHAM & DUNN PC

[Signature]

Claire L. Molesworth, WSBA# 40670

Email: cmolesworth@grahamdunn.com

Steven A. Miller, WSBA# 30388

Email: smiller@grahamdunn.com

Attorneys for Columbia State Bank

MAGNUSSON LAW OFFICE PS

By

Craig D. Magnusson, WSBA# 12733

Email: craigm@magnussonglawoffice.com

Attorneys for Bruce Johnson Construction LLC



201304110078

Skagit County Auditor

4/11/2013 Page 3 of 23 12:37PM

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

ORDER RELEASING BOND IN LIEU OF
CLAIM UNDER RCW 60.04.161 -- 2

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EXHIBIT A

UNOFFICIAL DOCUMENT

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SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

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SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

No. 12-2-01516-6

SURETY BOND IN LIEU OF CLAIM
PURSUANT TO RCW 60.04.161

[Bond No. 08935029

COLUMBIA STATE BANK, a Washington
chartered bank,

Plaintiff,

vs.

BRUCE JOHNSON CONTRACTOR LLC, a
Washington limited liability company,

Defendant

SURETY BOND IN LIEU OF CLAIM (RCW 60.04.161)

Columbia State Bank, Plaintiff, as principal ("Principal"), and Fidelity and Deposit
Company of Maryland, as surety ("Surety"), jointly and severally bind themselves, their
successors, and their assigns in an amount up to the sum of One Hundred and Thirty Four
Thousand Eight Hundred and One Dollars (\$134,801.00), for the payment of the Lien Claims
defined below as asserted by Bruce Johnson Contractor LLC ("Lien Claimant"), on the
conditions further described below.

Pursuant to RCW 60.04.161, the condition of this obligation shall be to guarantee
payment of any judgment upon the claim of lien asserted by the Lien Claimant as described in
the Claims of Lien attached hereto as Exhibit A, B, and C (collectively, "Claim of Lien"), to

SURETY BOND IN LIEU OF CLAIM
PURSUANT TO RCW 60.04.161 - 1



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Skagit County Auditor

REC-1

1 recover the amount claimed in the Claim of Lien or on the claim asserted in the Claim of Lien.

2 The Claim of Lien contains a description of the real property claimed to be involved, and the

3 amount of this Surety Bond represents an amount equal to or greater than one and one-half times

4 the amount of the Claim of Lien, which is in excess of ten thousand dollars.

5 If the Lien Claimant shall obtain judgment on the Claim of Lien and the Principal pays

6 any and all amounts due by reason of such judgment, then the obligation of the Surety shall be

7 void. Otherwise, the obligation remains in full force unless and until discharged by further order

8 of the Court.

9 IN WITNESS WHEREOF, this 12th day of September, 2012.

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14 Fidelity and Deposit Company of Maryland, Surety

15 By: [Signature]
Cindy Weising (Attorney-in-Fact)

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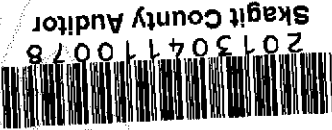
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SURETY BOND IN LIEU OF CLAIM
PURSUANT TO RCW 60.04.161 - 2



201304110078
Skagit County Auditor

KCO



Constance A. Dunn
Notary Public
My Commission Expires: July 14, 2011

Constance A. Dunn



written.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above and direction of the said Corporation.
Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the said Corporation, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said and being by me duly sworn, severally and each for himself deposed and said, that they are the said officers of the Company and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals commissioned and qualified, came THEODORE G. MARTINEZ, Vice President, and ERIC D. BARNES, Assistant Secretary of the State of Maryland, before the subscriber, a Notary Public of the State of Maryland, duly On this 10th day of April, A.D. 2008, before the subscriber,

State of Maryland }
City of Baltimore }
SS:

Eric D. Barnes
Assistant Secretary
Theodore G. Martinez

By:

Eric D. Barnes
Theodore G. Martinez



ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

A.D. 2008.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of April,

Section 2, of the By-Laws of said Company, and is now in force.

The said Assistant Secretary does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article VI, revokes that issued on behalf of the Company at its office in Baltimore, Md., in their own proper persons. This power of attorney regularly elected officers of the Company as fully and amply, to all intents and purposes as they had been duly executed and acknowledged by the Company, as fully and amply, to all intents and purposes as they had been duly executed and acknowledged by the undertakings, and the execution of such bonds or other instruments in pursuance of these presents, shall be as binding upon said fact, to make, execute, seal and deliver, for, and on its behalf, in and as to all matters, and as to all bonds and all bonds and Dene EVANS and Lesley HALTCOX, all of Tacoma, Washington, as its true and lawful Agent and Attorney-in-constitute and appoint Cynthia L. RAMSEY, Cindy WESTLING, Beth WESTLICK, and thea DAVENPORT, the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, and hereby nominate, Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which are set forth on KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by THEODORE G. MARTINEZ, Vice President, and ERIC D. BARNES, Assistant

Power of Attorney
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

OK



EXHIBIT A

EXHIBIT A

UNOFFICIAL DOCUMENT

2013



UNCOMMENT

9130345

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page

Abbreviated legal description:

Lot 2 of Sawtooth Passag^e View^e Cas^e

full legal on page(s)

2

Grantee(s):

additional grantee names on page

1. Buckle Towne Condomer LLC

2

Grantor(s):

additional grantor names on page

1. Victor and Linda Berg

Reference Number:

Document Title:

Grant of Lien

Doc # 98232

17534

Doc # D Johnson

Return address:



CLAIM OF LIEN

Bruce Johnson Contractor LLC, claimant, vs. Victor and Linda Benson (SKAGIT CO. 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) 757-0789

ADDRESS: 17436 Alsea 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:

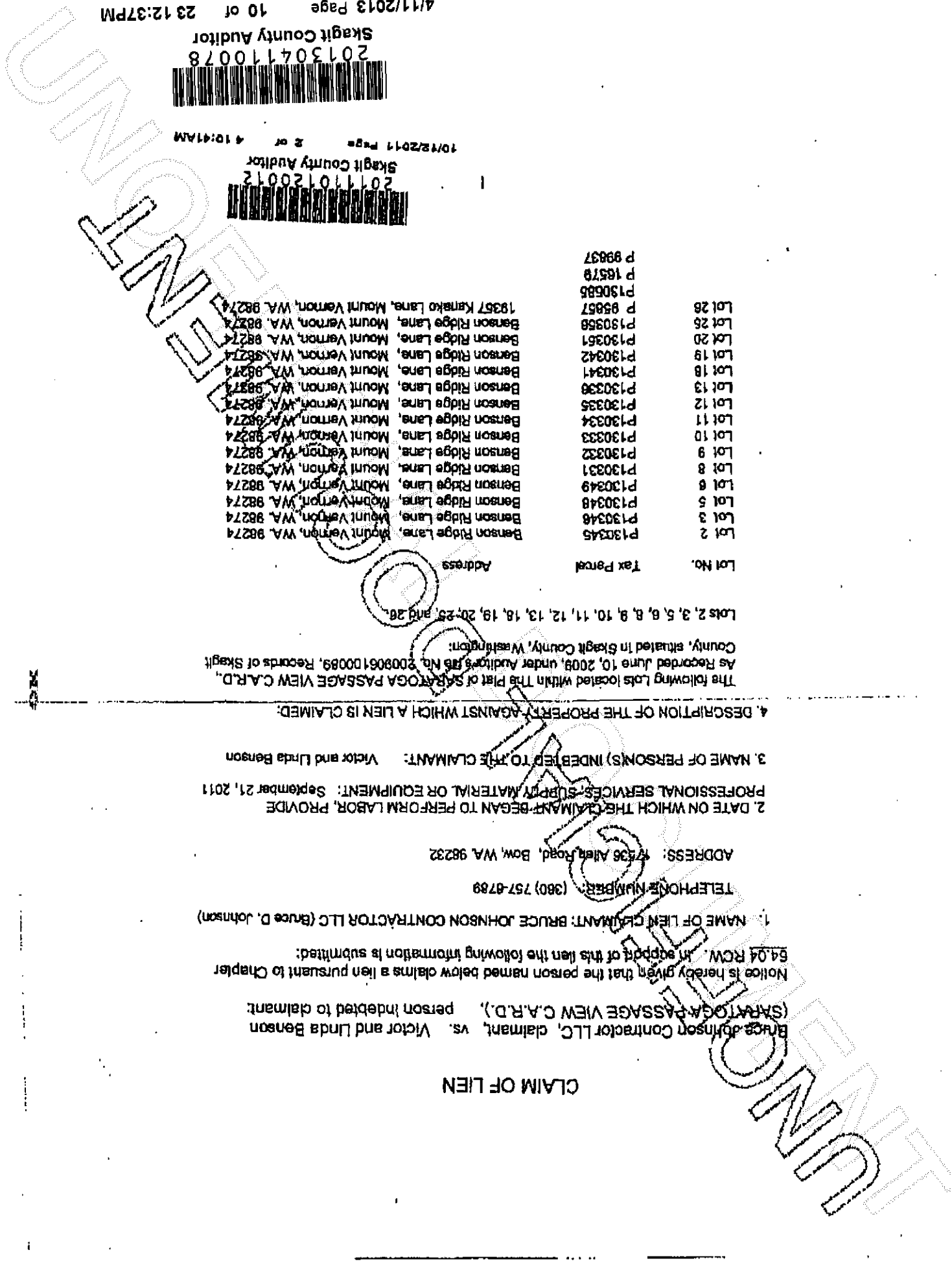
The following lots located within the Plat of SKAGIT CO. PASSAGE VIEW C.A.R.D., As Recorded June 10, 2009, under Auditor's Tab No. 200906100089, Records of Skagit County, situated in Skagit County, Washington:

Lots 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, 25, and 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 18	P130341	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 19	P130342	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 20	P130361	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 26	P130356	Benson Ridge Lane, Mount Vernon, WA 98274
Lot 26	P 95957	18357 Kamako Lane, Mount Vernon, WA 98274
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	P 16579	
	P 99837	

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 4/11/2013 Page 10 of 23 12:37PM



Skagit County Auditor
201304110078



Skagit County Auditor
201110120012



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TELEPHONE NUMBER: (360) 757-6789

ADDRESS: 17538 Allen Road, Bow, WA, 98232

BRUCEJO90301

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

Bruce D. Johnson, owner

Claimant

\$31,754.32

7. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS:

Work is ongoing.

August 31, 2011. The lien is for work performed through August 31, 2011.

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

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

Donald and Erin Moe
16706 Pent Road,
Mount Vernon, WA, 98273

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

Victor and Linda Benson
18357 Kanako Lane
Mount Vernon, WA, 98274

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

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

UNRECORDED COMMENT

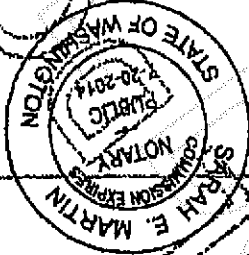
UNRECORDED INSTRUMENT

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.

B.D.J.
Bruce D. Johnson
for Bruce Johnson Contractor, LLC

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



Sarah E. Martin
Sarah E. Martin, Notary
Residing in Skagit County

Copy received:

Victor Benson

Date:

10.12.11



201304110078
Skagit County Auditor

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201304110078



EXHIBIT B

EXHIBIT B

UNOFFICIAL DOCUMENT

OR



Return address

Bruce Johnson

17536 Allen Road

Bow, WA 98232

Document Title: Amended claim of lien

Reference Number: 2011079001a

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/Tax ID Number:

P130345



UNRECORDED DOCUMENT

OK

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: 17538 Allen Road, Bow, WA, 98292

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. 200906100088, 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 26

Lot No.	Tax Parcel	Address
Lot 2	P130346	Benson Ridge Lane, Mount Vernon, WA, 98274
Lot 3	P130346	Benson Ridge Lane, Mount Vernon, WA, 98274
Lot 5	P130346	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	P130336	Benson Ridge Lane, Mount Vernon, WA, 98274
Lot 13	P130338	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	P130356	Benson Ridge Lane, Mount Vernon, WA, 98274
Lot 28	P 95857	19357 Kanako Lane, Mount Vernon, WA, 98274



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Skagit County Auditor
201304110078



TELEPHONE NUMBER: (360) 757-6789

ADDRESS: 17536 Alien Road, Bow, WA, 98232

BRUCEJC80301

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

Bruce D. Johnson, Owner
Claimant

\$ 48,9930.25

7. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS:

Work is ongoing.

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

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

P 16579
P 99837
NAME OF THE OWNER OR REPUTED OWNER(S):
Lots 2, 3, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, 25, and 26;
Victor and Linda Benson
18357 Kanako Lane
Mount Vernon, WA, 98274
Lot 28;
Victor and Linda Benson
18357 Kanako Lane
Mount Vernon, WA, 98274
Skagit County Public Utility District No. 1
P.O. Box 1436
Mount Vernon, WA, 98274

NEED

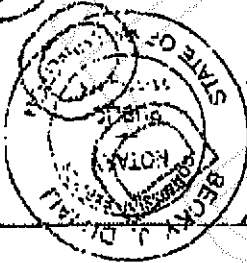
STATE OF WASHINGTON, COUNTY OF SKAGIT, ss.

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 Ben 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 15 day of January, 2012

Becky J. Dill
Notary Residing in Skagit County



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Skagit County Auditor

UNOFFICIAL DOCUMENT



EXHIBIT C

NO

EXHIBIT C

UNOFFICIAL DOCUMENT

UNRECORDED

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Skagit County Auditor
3/7/2012 Page 1 of 1 4:10:16AM

Return address:
Bruce Johnson
17536 Allen Road Bow
WA 98232

Document Title: Amended Chain of Lien

Reference Number: 12 = 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



201304110078
Skagit County Auditor

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,

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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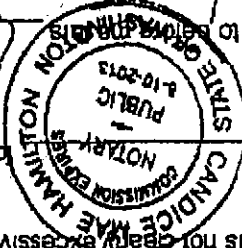
Skagit County Auditor



Residing in Skagit County
Notary

Subscribed and sworn to before me on the _____ day of March, 2012.

Bruce D. Johnson
Notary Public
Commission Expires _____
for Bruce Johnson Contractor, LLC



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 a claim excessive under penalty of perjury.

STATE OF WASHINGTON, COUNTY OF SKAGIT, ss.

ADDRESS: 17536 Allen Road, Bow, WA, 98232
TELEPHONE NUMBER: (360) 757-6789

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

Bruce D. Johnson, owner
Claimant Date: 3/4/2012

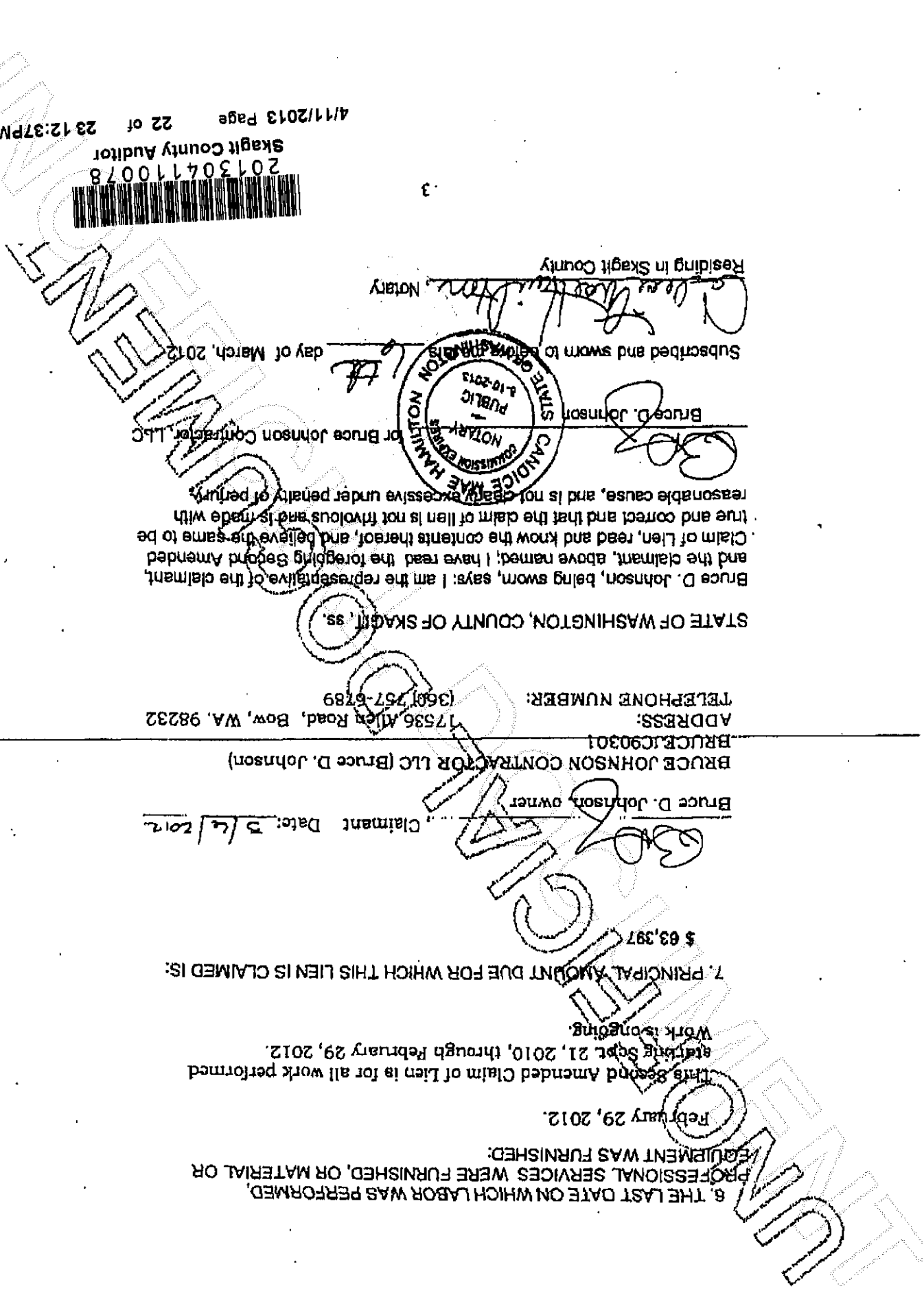
7. PRINCIPAL AMOUNT DUE FOR WHICH THIS LIEN IS CLAIMED IS: \$ 63,397

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

February 29, 2012.

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

XERO



Skagit County Auditor

201304110078



By [Signature] Deputy Clerk

20 12 Nancy K. Scott, County Clerk
office at Mount Vernon this 14 day of April,
my hand and affixed the Seal of said Court at my
IN TESTIMONY WHEREOF, I have hereunto set

pages, now on file in my office.
and correct copy of the original, consisting of 21
herby certify that the foregoing instrument is a true
State of Washington, for the County of Skagit, do
and ex-officio Clerk of the Superior Court of the
Nancy K. Scott, County Clerk of Skagit County

State of Washington, } ss.
County of Skagit



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