



201407310001

Skagit County Auditor

\$76.00

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5 8:58AM

**AFTER RECORDING RETURN TO:**

Attn: Kayla Slater  
RCO Legal, P.S.  
13555 SE 36<sup>th</sup> Street, Suite 300  
Bellevue, WA 98006  
Ref: 7042.51487

**Document Title(s):**

Default Judgment as to All Defendants

**Reference Number:** 200312090090

**Grantor(s):** Green Tree Servicing LLC

**Grantee(s):** David P. Eernisse; Bank of America, N.A.

**Abbreviated Legal Description as follows:**

Ptn SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , 24-35-4 E WM & South Ptn Trs 18 & 19 Trowbridge Add.

**Assessor's Property Tax Parcel/Account Number(s):** 350424-0-029-004; 4175-000-018-0100;  
4175-000-019-0109

2014 JUL 24 PM 2:08

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

GREEN TREE SERVICING LLC, its  
successors in interest and/or assigns,

Plaintiffs,

v.

DAVID P. EERNISSEE, a single person, BANK  
OF AMERICA, N.A.,

Defendants.

No. 14-2-00254-1

**DEFAULT JUDGMENT AS TO ALL  
DEFENDANTS**

**[Clerk's Action Required]**

SUMMARY OF JUDGMENT

Judgment Creditor: None

Judgment Creditor's

Attorney: RCO Legal, P.S.

13555 SE 36<sup>th</sup> Street, Ste. 300

Bellevue, WA 98006

Judgment Debtors: All relief declaratory or *in rem.*

TOTAL JUDGMENT AMOUNT: \$0.00. All relief declaratory or *in rem.*

JUDGMENT INTEREST RATE: N/A

SKAGIT COUNTY TAX PARCEL NO.: 350424-0-029-004; 4175-000-018-0100; 4175-000-019-0109

ABBREVIATED LEGAL DESCRIPTION: Ptn SW ¼ of SW ¼, 24-35-4 E WM & South Ptn Trs 18 & 19, Trowbridge Add.



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DEFAULT JUDGMENT AS TO ALL  
DEFENDANTS—PAGE 1 OF 3

RCO  
LEGAL, P.S.

13555 SE 36th St., Ste. 300  
Bellevue, WA 98006  
Phone: 425.458.2121  
Fax: 425.458.2131

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1 This matter having come before the court on the motion of plaintiff for a Default Judgment  
2 of All Defendants, and the court having reviewed the pleadings of record and finding good cause  
3 showing hereby enters judgment against defendants as follows:

4 It Is Hereby ORDERED, ADJUDGED, AND DECREED that the Senior Deed of Trust,  
5 recorded on December 9, 2003, under Skagit County Auditor's File No. 200312090090, is  
6 reformed to include the full legal description of the Property, as follows:  
7

8 PARCEL "A":

9 THE SOUTH 12 FEET OF TRACTS 18 AND 19, "TROWBRIDGE ADDITION  
10 TO THE TOWN OF SEDRO WOOLLEY", AS PER PLAT RECORDED IN  
11 VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY,  
12 WASHINGTON.

13 PARCEL "B":

14 THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF  
15 SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED  
16 AS FOLLOWS:

17 BEGINNING AT A POINT WHICH IS 218 FEET WEST AND 569 FEET  
18 NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE  
19 SOUTHWEST ¼ OF SAID SECTION; THENCE NORTH 50 FEET, MORE OR  
20 LESS, TO THE SOUTH LINE OF "TROWBRIDGE ADDITION TO THE  
21 TOWN OF SEDRO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3  
22 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
23 THENCE WEST 178 FEET, MORE OR LESS, TO THE EAST LINE OF THE  
24 TRACT CONVEYED TO WALTER BROWN AND LULAH BROWN, HIS  
25 WIFE, BY DEED RECORDED MAY 16, 1911, IN VOLUME 82 OF DEEDS,  
26 PAGE 432, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE  
SOUTH ALONG SAID EAST LINE OF THE TRACT CONVEYED TO THE  
SAID WALTER BROWN AND LULAH BROWN, HIS WIFE, TO A POINT  
DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 178 FEET,  
MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL "C"

THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF  
THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4  
EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SAID  
SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼; BEING



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1 618 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, SAID  
2 POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT  
3 CONVEYED TO L.L. MERRILL BY DEED RECORDED MAY 25, 1909 IN  
4 VOLUME 77 OF DEEDS, PAGE 284, RECORDS OF SKAGIT COUNTY,  
5 WASHINGTON, UNDER FILE NO. 73841; THENCE WEST ALONG THE  
6 NORTH LINE OF THE SAID MERRILL TRACT A DISTANCE OF 218  
7 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT  
8 CONVEYED TO JENNIE VOIGT BY DEED RECORDED JULY 9, 1907 IN  
9 VOLUME 69 OF DEEDS, PAGE 617, RECORDS OF SKAGIT COUNTY,  
10 WASHINGTON, UNDER AUDITOR'S FILE NO. 63040, SAID POINT ALSO  
11 BEING THE NORTHWEST CORNER OF THE SAID MERRILL TRACT;  
12 THENCE CONTINUING WEST ALONG THE NORTH LINE OF THE SAID  
13 VOIGT TRACT A DISTANCE OF 218 FEET, MORE OR LESS, TO THE  
14 NORTHEAST CORNER OF A TRACT CONVEYED TO JOSEPH  
DOUCETTE BY DEED RECORDED NOVEMBER 16, 1906 IN VOLUME 67  
OF DEEDS, PAGE 514, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
UNDER FILE NO. 59625, SAID POINT ALSO BEING THE NORTHWEST  
CORNER OF THE SAID VOIGT TRACT; THENCE NORTHERLY ALONG  
THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE SAID  
VOIGT TRACT (BEING ALSO THE NORTHERLY EXTENSION OF THE  
EASTERLY LINE OF THE SAID DOUCETTE TRACT) TO THE NORTH  
LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE  
SOUTHWEST ¼ OF SAID SECTION 24; THENCE EASTERLY ALONG  
THE NORTH LINE OF THE SAID SOUTHEAST ¼ OF THE SOUTHWEST  
¼ OF THE SOUTHWEST ¼ TO THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH ALONG THE EAST LINE THEREOF TO THE POINT OF  
BEGINNING.

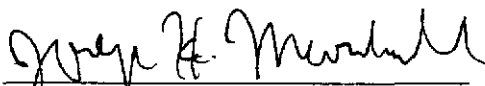
15 EXCEPT THAT PORTION CONVEYED UNDER AUDITOR'S FILE NO.  
16 201101140097.

17  
18 DONE EX PARTE this 24 day of July, 2014.

19  
20   
21 JUDGE/COURT COMMISSIONER

22 Presented by:

23 RCO LEGAL, P.S.

24 By:   
25 Joseph H. Marshall, WSBA# 29671  
26 Attorneys for Plaintiff



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UNOFFICIAL DOCUMENT



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State of Washington, } ss.  
County of Skagit

I, 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 3 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 25 day of July, 2014 Nancy K. Scott, County Clerk.

By [Signature]  
Deputy Clerk