



201410200062

Skagit County Auditor  
10/20/2014 Page

1 of

\$79.00  
8 10:23AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Judgment***  
**14-2-01008-0**

**Grantor: Fire Ridge LLC**

**Grantee: City of Sedro Woolley**

**Legal Description: ptns NE ¼ NW ¼ 25-35-4 (Additional Description on pages 3-6)**

**Assessor's Property Tax Parcel or Account Nos.: P75936; P75935; P75937; P75933; P37653; P37657; P37623; P37624; P37625; P37652; P37627; P37648**

**Reference Nos of Documents Assigned or Released: N/A**

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FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2014 OCT 16 AM 11:08

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

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Plaintiff

vs.

FIRE RIDGE, LLC, an Oregon limited  
liability company

Defendant

Nº 14-2-01008-0

DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE

ORIGINAL

**I. JUDGMENT SUMMARY**

Judgment Creditor: .....	City of Sedro Woolley
Judgment Debtor: .....	Fire Ridge LLC
Principal Judgment Amount: .....	\$5,192.83
Interest to Date of Judgment: .....	\$0.00
Taxable Costs: .....	\$400.50
Attorney's Fees: .....	\$1,500.00
Attorney for Judgment Creditor: .....	Craig Sjostrom #21149
Attorney for Judgment Debtor: .....	N/A

**II. JUDGMENT**

THIS MATTER having come on ex parte, an Order finding Defendant to be in default having been entered previously; the Court having reviewed the records and files herein and considered the arguments presented, and deeming itself fully advised; now, therefore, judgment is hereby entered against defendant, and in favor of plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendant in the principal amount of \$5,192.83.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$400.50, and a reasonable attorney's fee as prayed for of \$1,500.00.

**CRAIG D. SJOSTROM**

*DEFAULT JUDGMENT  
& DECREE OF FORECLOSURE*

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1 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.  
2

3 **III. DECREE OF FORECLOSURE**

4 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,  
5 superior to any right, title, claim, lien or interest on the part of the Defendants or persons  
6 claiming by, through or under the Defendants:

7 See attached Exhibit A

8 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in  
9 one or more parcels in accordance with and in the manner provided by law.

10 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale  
11 be applied first toward the payment of the costs of said sale and then towards the payment  
12 of Plaintiff's judgment.

13 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that  
14 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs  
15 of sale.

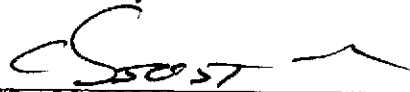
16 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and  
17 of every person claiming by, through or under the Defendant, in or to said property,  
18 including the right of possession thereof from and after said sale, be forever barred and  
19 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the  
20 premises as allowed by law, subject only to such statutory rights of redemption as the  
21 Defendant may have by law.

22 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not  
23 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the  
24 Sheriff of Skagit County, Washington, to deliver possession of said premises to the  
25 Plaintiff.

26 DATED: 10/14, 2014.

27   
28 \_\_\_\_\_  
29 JUDGE/ COMMISSIONER

30 Presented by:

  
31 CRAIG SJOSTROM #21149  
32 Attorney for Plaintiff



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33 Skagit County Auditor \$79.00  
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**CRAIG D. SJOSTROM**

35 Attorney at Law WSBA #21149  
36 1204 Cleveland Ave., Mt. Vernon, Wash. 98273  
37 (360) 848-0339 FAX (360) 336-3488  
38 cdsjostrom@comcast.net

## EXHIBIT A

### Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

**Parcel "A":**

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Southwest marginal line of Railroad Avenue as established in the City of Sedro-Woolley at the intersection thereof with the West marginal line of Third Street produced; thence Northwesterly along the Southerly marginal line of Railroad Avenue as established to an angle in said line opposite the South end of Second Street in said City; thence West along the South marginal line of said Railroad Avenue, 21.9 feet to the Northeasterly corner of that certain tract of land conveyed to the Commercial Club of Sedro Woolley by Deed dated April 14, 1908, and recorded July 10, 1908, in Book 68 of Deeds, Page 307, records of Skagit County, Washington; thence continue along the Southerly marginal line of Railroad Avenue and being the Northerly line of The Commercial Club Tract and said Northerly line produced (being described as North 52 degrees 51' West) to the East line of the Burlington Northern Railroad right-of-way (formerly the Seattle Lake Shore and Eastern Railroad right-of-way); thence Southerly along the Easterly line of said railroad right-of-way to the East-West centerline of said Northwest 1/4; thence East along the East-West centerline of said Northwest 1/4 to the West line of Third Street as platted in the Town of Sedro-Woolley and said West line produced; thence North along the West line of Third Street to the point of beginning, EXCEPT the East 7 feet thereof abutting Third Street, ALSO EXCEPT any portion thereof lying within Jameson Street.

TOGETHER WITH those portions of vacated Railroad Avenue, which have reverted to said premises by operation of law. EXCEPT from said vacated Railroad Avenue, any portion thereof lying within the boundaries of that certain tract of land conveyed to the City of Sedro-Woolley by Deed recorded December 15, 1955, under Auditor's File No. 528649, records of Skagit County, Washington.

**Parcel "B":**

That portion of the South 1/2 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

**\*\*continues on next page\*\***



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Beginning at a point on the East line of the Burlington Northern Railroad right-of-way (formerly the Seattle Lake Shore and Eastern Railroad right-of-way) that is 60 feet North of the South line of said Northwest 1/4, as measured at right angles to said South line; thence East along a line that is parallel with and 60 feet North of said South line to a point that is 797 feet West of the centerline of Third Street in the City of Sedro-Woolley and Emma Owens by Deed recorded May 27, 1969, under Auditor's File No. 727010, records of Skagit County, Washington; thence North along the West line of the Owens Tract (being parallel to the centerline of Third Street), a distance of 492 feet to the Northwest corner thereof; thence East parallel to the South line of said Southwest 1/4, a distance of 180 feet to a point that is North 89 degrees 40" West, 617 feet from the centerline of Third Street, said point being also the Northeast corner of the Owens Tract; thence South along the East line of the Owens Tract (being parallel to the centerline of Third Street), a distance of 492 feet to a point that is 60 feet North of the South line of said Northwest 1/4; thence East parallel with and 60 feet North of the South line of said Northwest 1/4, a distance of 150 feet to the Southwest corner of a tract of land conveyed to Wallace L. Parker, et ux, by Deed recorded September 7, 1961, under Auditor's File No. 611968, records of Skagit County, Washington; thence North parallel to the centerline of Third Street (being the West line of the said Parker Tract) to the Southwest corner of that certain tract of land conveyed to Willis, Rogers, and Pearson Lumber Company Incorporated, a Washington Corporation, by Deed recorded November 15, 1971, under Auditor's File No. 760650, records of Skagit County, Washington (said point being 384.76 feet South of the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 25); thence East along the South line of said Willis, Rogers, and Pearson Tract (said South line being parallel with and 384.76 feet South of the North line of said Southeast 1/4 of the Northwest 1/4 of said Section 25), a distance of 317 feet, more or less, to the Southeast corner of said Willis, Rogers and Pearson Tract; thence North along the East line of the Willis, Rogers and Pearson Tract, a distance of 384.76 feet to the Northeast corner of the said Willis, Rogers and Pearson Tract (said point being on the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 25, at a point that is 150 feet West of the centerline of Third Street, as established in the City of Sedro Woolley; thence West along the North line of the South 1/2 of the said Northwest 1/4 of said Section 25, to the Easterly line of the said right-of-way of the Burlington Northern Railroad; thence along the Easterly line of said right-of-way to the point of beginning.

**Parcel "C":**

Lots 1 through 6, inclusive, Block 56, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Second Street adjoining, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining, which upon vacation, reverted to said premises by operation of law.

**\*\*continues on next page\*\***



**Parcel "D":**

Lots 18, 19 and 20, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the East 1/2 of vacated Second Street adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH the West 1/2 of that portion of vacated Metcalf Street adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the South 1/2 of the vacated alley adjoining said premises to the North, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Fidalgo Street adjoining said premises, which upon vacation, reverted to said premises by operation of law.

EXCEPT from all of the above, that portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro Woolley, by Deeds recorded December 10, 1955, under Auditor's File Nos. 528649, 528650 and 528651, records of Skagit County, Washington.

**Parcel "E":**

That portion of Lots 1, 2 and 3, lying West of the West line of vacated Metcalf Street in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the West 1/2 of vacated Metcalf Street, which upon vacation, reverted to said premises by operation of law. (Said West 1/2 of Metcalf Street being a portion of Lots 3 and 4, of said Block 55.)

ALSO TOGETHER WITH that portion of the East 1/2 of vacated Second Street, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the North 1/2 of the vacated alley adjoining all of the above, which upon vacation, reverted to said premises by operation of law.

**\*\*continues on next page\*\***



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**Parcel "F":**

Lots 2 through 6, inclusive, Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the South 25 feet of Fidalgo Street adjacent, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the Northerly 1/2 of vacated Railroad Avenue adjacent, which upon vacation reverted to said premises by operation of law. EXCEPT from all of the above, any portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro Woolley by Deeds recorded December 10, 1955, under Auditor's File Nos. 528649, 528650 and 528651, records of Skagit County, Washington.



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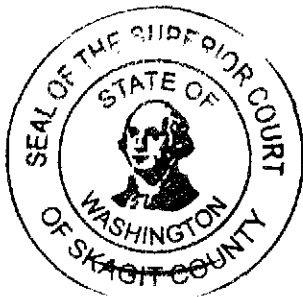
UNOFFICIAL DOCUMENT



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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 10 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 16 day of Oct, 2014. Nancy K. Scott, County Clerk.

By Sherry Kness  
Deputy Clerk