

**AFTER RECORDING RETURN TO:**

MELISSA ALBERT / 7021.54899  
RCO LEGAL, P.S.  
13555 SE 36<sup>TH</sup> STREET, SUITE 300  
BELLEVUE, WA 98006



201502050021

Skagit County Auditor

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6 11:06AM

**Document Title(s):**

Stipulation for Declaratory Judgment of Defendant The Washington State Housing  
Finance Commission

**Reference Number:**

201309130109

**Grantee/Plaintiff:**

Bank of America, N.A.

**Grantor/Defendant:**

The Public, Traci L. Riddle, The Heirs and Devisees of Mark Edward Anthony Riddle,  
The Washington State Housing Commission

**Abbreviated Legal Description:**

LOTS 2, 3 AND 4, BLOCK 7, PLAT OF THE TOWN OF SEDRO, AS PER PLAT  
RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

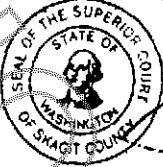
**Assessor's Property Tax Parcel / Account Number(s):**

P75326

DEC 10 2014

NANCY K. SCOTT, CO. CLERK  
Deputy

I, MAVIS E. BETZ, Clerk of the Superior Court of  
the State of Washington, for Skagit County, do  
hereby certify that this is a true copy of the original  
now on file in my office. Dated 1/20/15



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

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

BANK OF AMERICA, N.A.,

Plaintiff,

v.

TRACI L. RIDDLE, an individual, THE HEIRS  
AND DEVISEES OF MARK EDWARD  
ANTHONY RIDDLE, THE WASHINGTON  
STATE HOUSING FINANCE COMMISSION,

Defendants.

No. 14-2-00798-4

**STIPULATION FOR DECLARATORY  
JUDGMENT OF DEFENDANT THE  
WASHINGTON STATE HOUSING  
FINANCE COMMISSION**

*[Clerk's Action Required]*

SUMMARY OF JUDGMENT

Judgment Creditor: None

Judgment Plaintiff's  
Attorney:

Kathleen Allen  
RCO Legal, P.S.  
13555 SE 36<sup>th</sup> Street, Suite 300  
Bellevue, WA 98006

Judgment Debtors: None. All relief declaratory or *in rem* in nature.

Judgment Debtor's  
Attorney:

None

TOTAL JUDGMENT AMOUNT: \$0.00

JUDGMENT INTEREST RATE: N/A

14 9 02107 9

**ORIGINAL**

**RCO  
LEGAL, P.S.**

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



201502050021

1 SKAGIT COUNTY TAX PARCEL NO.: P75326

2 ABBREVIATED LEGAL DESCRIPTION: LOTS 2, 3 AND 4, BLOCK 7, PLAT OF THE  
3 TOWN OF SEDRO, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17,  
4 RECORDS OF SKAGIT COUNTY, WASHINGTON.

5 Plaintiff and Defendant The Washington State Housing Finance Commission hereby stipulate  
6 and agree as follows:

7 **STIPULATION**

8 1. The real property to which this action relates is commonly known as 811 Bennett  
9 Street, Sedro Woolley, WA 98284 (the "Property"), and more particularly described as follows:

10 LOTS 2, 3, AND 4, BLOCK 7, "PLAT OF THE TOWN OF SEDRO", AS PER  
11 PLAT RECORDED IN VOLUME I OF PLATS, PAGE 17, RECORDS OF  
12 SKAGIT COUNTY, WASHINGTON.  
13 SITUATED IN SKAGIT COUNTY, WASHINGTON.

14 2. The parties collectively agree to the facts set forth in the Complaint as if repeated  
15 word for word herein.

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**DECLARATORY JUDGMENT**

Premised upon the above Stipulation and for good cause showing, It Is Hereby

1. ORDERED, ADJUDGED, AND DECREED that the trustee sale held on August, 30, 2013 is void; It Is Further

2. ORDERED, ADJUDGED, AND DECREED that the Trustee's Deed recorded September 13, 2013 under Skagit County Auditor's File No. 201309130109 is void; It Is Further

3. ORDERED, ADJUDGED, AND DECREED that title to the Property is restored to the condition that existed just prior to the trustee sale of the Property; It Is Further

4. ORDERED, ADJUDGED, AND DECREED that the Deed of Trust recorded July 29, 2010 under Skagit County Auditor's File No. 201007290079 is hereby reinstated upon the Property. The Deed of Trust, as reinstated shall maintain the same lien priority position, recording date and recording number in place before the trustee sale occurred and the Trustee's Deed was executed and recorded; It Is Further

5. ORDERED, ADJUDGED, AND DECREED that the Assignment of Deed of Trust recorded on January 30, 2012 under Skagit County Auditor's File No. 201201300049 is hereby reinstated; It Is Further

6. ORDERED, ADJUDGED, AND DECREED that the Deed of Trust recorded July 29, 2010 under Skagit County Auditor's File No. 201007290080 is hereby reinstated upon the Property. The Deed of Trust, as reinstated shall maintain the same lien priority position, recording date and recording number in place before the trustee sale occurred and the Trustee's Deed was executed and recorded; It Is Further

7. ORDERED, ADJUDGED, AND DECREED that no excise tax is owed for the rescission of the trustee sale; It Is Further



1 3. The parties collectively request the Court grant the prayers for relief set forth in the  
2 Complaint as if repeated word for word herein.

3 DATED this 1<sup>ST</sup> day of December, 2014.

4  
5 **RCO LEGAL, P.S.**

6  
7 By: 

8 Kathleen A. Allen, WSBA No. 19655  
9 Attorneys for Plaintiffs

10 DATED this 13<sup>th</sup> day of November, 2014.

11  
12 **PACIFICA LAW GROUP, LLP**

13  
14 By: 

15 Sarah C. Johnson, WSBA No. 34529  
16 Attorneys for Defendant Washington  
17 State Housing Finance Commission



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1 8. ORDERED, ADJUDGED, AND DECREED that the Skagit County Assessor /  
2 Treasurer is hereby directed to revise and restore its tax records to show Mark E. Riddle and  
3 Traci L. Riddle as owners.

4 9. ORDERED, ADJUDGED, AND DECREED that each party shall bear its own  
5 attorney fees and costs as related to in this matter.  
6

7 DONE EX PARTE this 10 day of December, 2014.

8  
9 Dave Needy  
10 JUDGE/COURT COMMISSIONER

11 Presented by:

12  
13 RCO LEGAL, P.S.

14  
15  
16 By: Kathleen A. Allen  
17 Kathleen A. Allen, WSBA No. 19655  
18 Attorneys for Plaintiffs

19  
20 PACIFICA LAW GROUP, LLP

21  
22 By: Sarah C. Johnson  
23 Sarah C. Johnson, WSBA No. 34529  
24 Attorneys for Defendant Washington  
25 State Housing Finance Commission



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