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Skagit County Auditor \$75.00
3/19/2015 Page 1 of 4 2:06PM



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Skagit County Auditor \$75.00
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AFTER RECORDING RETURN TO:

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

Re-Record to Add Excise Tax:

Document Title(s):

Default Judgment as to Defendants Traci L. Riddle and the Heirs and Devises of Mark Edward Anthony Riddle

Reference Number:

201309130109

Grantee/Plaintiff:

Bank of America, N.A.

Grantor/Defendant:

The Public, Traci L. Riddle, The Heirs and Devises 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

UNOFFICIAL DOCUMENT

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 10/15

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2014 OCT -3 PM 2:31



MAVIS E. BETZ, County Clerk

By: *[Signature]*
Deputy Clerk

[Handwritten mark]

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

BANK OF AMERICA, N.A.,

Plaintiff,

No. 14-2-00798-4

v.

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

**DEFAULT JUDGMENT AS TO
DEFENDANTS TRACI L. RIDDLE
AND THE HEIRS AND DEVISEES OF
MARK EDWARD ANTHONY
RIDDLE**

Defendants.

[Clerk's Action Required]

SUMMARY OF JUDGMENT

Judgment Creditor: None

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Judgment Plaintiff's

2015844

Attorney:

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

MAR 19 2015

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

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

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DEFAULT JUDGMENT AS TO DEFENDANTS TRACI L.
RIDDLE AND THE HEIRS AND DEVISEES OF MARK
EDWARD ANTHONY RIDDLE
PAGE 1 OF 3

RCO
LEGAL, P.S.

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Bellevue, WA 98006
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ORIGINAL



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Skagit County Auditor

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 This matter having come before the court on the motion of Plaintiff for an Order of Default
6 and Default Judgment of Defendants Traci L. Riddle and the Heirs and Devisees of Mark Edward
7 Anthony Riddle (collectively "Defendants"), and the court having reviewed the pleadings of record
8 and finding good cause hereby enters judgment against Defendants as follows

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

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

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

15 4. ORDERED, ADJUDGED, AND DECREED that the Deed of Trust recorded July
16 29, 2010 under Skagit County Auditor's File No. 201007290079 is hereby reinstated upon the
17 Property. The Deed of Trust, as reinstated shall maintain the same lien priority position,
18 recording date and recording number in place before the trustee sale occurred and the Trustee's
19 Deed was executed and recorded; It Is Further

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

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



1 7. 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 8. 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 3 day of October, 2014.

8
9 
10 JUDGE/COURT COMMISSIONER

11 Presented by:

12
13 RCO LEGAL, P.S.

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