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Skagit County Auditor

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4 2:10PM

RETURN TO:

Patrick Hayden
PO Box 454
Sedro-Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.

109542

DOCUMENT TITLE(S) (or transactions contained herein):

Judgment for Quiet Title

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Real Estate Contract in AF#787902

GRANTOR(S) (Last name, first name and initials):

- Cramer, Gilbert C. and Cramer, Sarah R.**

GRANTEE(S) (Last name, first name and initials):

- Studebaker, Janell A.**

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Lot 24, Block 99, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

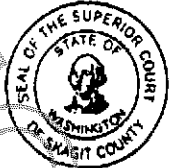
ASSESSOR'S PARCEL/TAX I.D. NUMBER:

4076099-024-0005 / P71973

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 9-24-15

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 SEP 24 PM 1:34



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

JANELL A. STUDEBAKER, dealing in her)
separate property,)

Plaintiff,)

v.)

No. 15-2-00831-8

GILBERT C. CRAMER and SARAH R.)
CRAMER, Husband and Wife, and their)
Unknown Heirs, Devisees and Successors)
in Interest, if any, and all other persons or)
parties unknown claiming any right, title,)
estate, lien, or interest in the real estate)
described in the complaint herein.)

JUDGMENT FOR QUIET TITLE

Defendants.)

I. REAL PROPERTY JUDGMENT SUMMARY

1. Assessor's property tax parcel or account number: 4076099-024-0005 / P71973

2. Legal Description: Lot 24, Block 99, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington; Situated in Skagit County, Washington.

3. Grantee/Prevailing Party: Janell A. Studebaker, as her separate property, 18281 West Big Lake Blvd., Mount Vernon, Washington 98274.

4. Attorney for Prevailing Party: Patrick M. Hayden, Law Office, PO Box 454, Sedro-Woolley, WA 98284

5. Grantor/Non-Prevailing Party: Gilbert C. Cramer and Sarah R. Cramer, husband and wife, and their unknown heirs, devisees and successors in interest, if any, and all other persons or

ORIGINAL 3

1 parties unknown claiming any right, title, estate, lien or interest in the real property, and all
2 persons claiming under the defendants or any of them as to said real property.

3 **6. Attorney for Grantor: None**

4 **II. QUIET TITLE JUDGMENT**

5 This matter coming on before the undersigned judge/commissioner of the above-entitled
6 court on the motion of Plaintiff, the Plaintiff being represented by Patrick M. Hayden, and the
7 defendants not appearing and an order of default having been entered, and the court having
8 reviewed the files and records herein and being fully advised in the premises, and having entered
9 Findings of Fact and Conclusions of Law, now therefore,
10

11 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:**

12 **1. Quiet Title.** That fee title in and to the real property situated in Skagit County,
13 Washington legally described as follows:
14

15 Lot 24, Block 99, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY,
16 WASHINGTON, as per plat recorded in Volume 3 of Plats, page 17, records of Skagit
17 County, Washington; Situated in Skagit County, Washington

18 be and the same is hereby quieted, established and confirmed in Plaintiff Janell A. Studebaker, as
19 her separate property.
20

21 **2. Real Estate Contract.** The real estate contract between Defendants Cramer dated July
22 2, 1973, recorded July 13, 1973 in Skagit County Auditor's File No. 787902 is fully satisfied by
23 Plaintiff, and Plaintiff is entitled to a Warranty Deed and clear title to said property.
24

25 **3. Bar to Claims.** That each and all of the Defendants, GILBERT C. CRAMER and
26 SARAH R. CRAMER, Husband and Wife, and their unknown heirs, devisees and successors in
27 interest, if any, and all other persons or parties unknown claiming any right, title, estate, lien or
28 interest in the real property legally described in paragraph 1 above, and all persons claiming
29 under the defendants or any of them as to said real property be and the same are forever barred
30

1 from having or asserting any right, title, estate lien or interest in the real property, or any part
2 thereof, adverse to Plaintiff, Janell A. Studebaker.

3 Dated this 24 day of Sept, 2015.

4
5
6 
7 JUDGE / COMMISSIONER

8 Presented by:

9 
10 _____
11 PATRICK M. HAYDEN, WSBA #11061
12 Attorney for Plaintiff