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Skagit County Auditor
2/13/2018 Page

1 of

3

\$76.00

9:48AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
17-2-01459-4

Grantors: Clifford C. Barnhill & Ella M. Barnhill

Grantee: Cascade River Community Club

Legal Description: Lot 9, Cascade River Park Div. 3 (Additional Description on page 2)

Assessor's Property Tax Parcel or Account No.: P63883

Reference Nos of Documents Assigned or Released: N/A

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 2/12/18



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2018 FEB -8 PM 1:56

17-2-01459-4
JDDF
Judgment and Decree of Foreclosure
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IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY CLUB,
Inc., a Washington nonprofit corporation

Plaintiff

vs.

CLIFFORD C. BARNHILL & ELLA M.
BARNHILL, h/w

Defendants

Nº 17-2-01459-4

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

2

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtors:	Clifford C. Barnhill & Ella M. Barnhill
Principal Judgment Amount:	\$2,135.17
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,129.10
Attorney's Fees:	\$2,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Property Description:	Lot 9, Cascade River Park Div. 3
Tax parcel Numbers:	P63883

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendants; now, therefore, judgment is hereby entered against defendants, and in favor of plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendants in the principal amount of \$2,135.17.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,129.10, and a reasonable attorney's fee as prayed for of \$2,500.00.

CRAIG D. SJOSTROM

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

**DEFAULT JUDGMENT &
DECREE OF FORECLOSURE**

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

2 **III. DECREE OF FORECLOSURE**

3 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
4 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
5 claiming by, through or under the Defendants:

6 Lot 9, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages
7 22-24 inclusive, records of Skagit County, Washington.
(P63893)

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 waives any deficiency judgment.

14 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
15 of every person claiming by, through or under the Defendants, in or to said property,
16 including the right of possession thereof from and after said sale, be forever barred and
17 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
18 premises as allowed by law, subject only to such statutory rights of redemption as the
19 Defendants may have by law.

20 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
21 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
22 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
23 Plaintiff.

24 DONE EX PARTE on 2-8, 2018.

25 *Dee Noddy*
26 JUDGE/ COMMISSIONER

27 Presented by:

28 *C Sjo*
29 **CRAIG SJOSTROM #21149**
30 Attorney for Plaintiff

CRAIG D. SJOSTROM

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

DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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