



201808140083

08/14/2018 01:50 PM Pages: 1 of 11 Fees: \$109.00
Skagit County Auditor

COVER SHEET

Return to:

Mylissa R. Bode, Paralegal to Peter R. Dworkin
BELCHER SWANSON LAW FIRM
900 DUPONT STREET
BELLINGHAM, WA 98225

Document Title(s) (or transactions contained herein):

- 1. Certified Copy of Judgment**

Reference No:

18-2-00225-29

Grantor(s) (last name, first name and initials):

1. Lakewood Park Homeowners Association; David S. Wilder; Lakewood Park Lane, LLC

Grantee(s) (last name, first name and initials):

- 1. Happy Land-1, LLC**

Legal Description (abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

Ptn. of the NE ¼ of the NE ¼, and in the NW ¼ of the NE ¼ of Section 7, Twp. 34 N., Rng. 2 E., W.M.

Assessor's Parcel/Tax I.D. Number:

N/A

P60771

18-2-00225-29
JD 31
Judgment
3571230

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 8/14/2018

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2018 JUL 31 PM 1:58



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
28

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

HAPPY LAND-1, LLC, an Oklahoma
Limited Liability Company,

NO.: 18-2-00225-29

Plaintiff,

vs.

LAKWOOD PARK HOMEOWNERS
ASSOCIATION, a Washington non-profit
corporation, DAVID S. WILDER and
CAROL WILDER, husband and wife and
the marital community comprised thereof,
ANDREA MCMAKIN, a single individual,
and LAKEWOOD PARK LANE, LLC, a
Washington Limited Liability Company,

STIPULATED FINAL JUDGMENT AND
DECREE

Defendants.

JUDGMENT SUMMARY

- 1. Cause Number: 18-2-00225-29
- 2. Judgment Plaintiff: Happy Land-1, LLC
- 3. Judgment Defendants: Lakewood Park Homeowners Association; David S. Wilder; Lakewood Park Lane, LLC
- 4. Abbreviated Legal Description: Ptn. of the NE 1/4 of the NE 1/4, and in the NW 1/4 of the NE 1/4 of Section 7, Twp. 34 N., Rng. 2 E., W.M.
- 5. Money Judgment: N/A
- 6. Attorney for Plaintiff: Peter R. Dworkin
- 7. Attorney for Defendants LPHA, Lakewood Park, LLC, and Wilder: William W. Honea

ORIGINAL

10

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

THIS MATTER having come before the Court upon the Agreement and Stipulation of the all of the Parties named above pursuant to a CR 2A Settlement Memorandum signed on May 30, 2018 (Andrea McMakin not present nor having appeared or defended), with the Court being apprised of the premises herein, and being familiar with the pleadings and documents on file, pursuant to CR 54, it is NOW, THEREFORE, HEREBY, ORDERED, ADJUDGED AND DECREED that:

I. REAL PROPERTY AFFECTED BY THIS JUDGMENT AND DECREE

A. This Judgment and Decree shall apply to the following real property located in Skagit County, Washington:

LOTS 1 THROUGH 9 AS DESCRIBED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY FOR SEAVESTCO, INC., RECORDED MARCH 25, 2003, AT SKAGIT COUNTY AUDITOR'S FILE NO. 200303250116, ALL OF WHICH ARE WITHIN "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" FILED IN VOLUME 2 OF PLATS AT PAGE 88, RECORDS OF SKAGIT COUNTY, WASHIHNGTON

SITUATE IN SKAGIT COUNTY, WASHINGTON

(hereinafter "Lakewood Park")

B. A copy of the Lakewood Park Boundary Line Adjustment Survey is attached hereto as Exhibit A and incorporated by reference herein.

II. JUDGMENT AND DECREE

A. The above-captioned Parties constitute all of the current owners of the nine (9) lots of Lakewood Park, but for one owner, Andrea McMakin, and this Decree shall apply to each of them, as well as run with the land to the extent required to carry out the orders

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

and decrees herein. Plaintiff will proceed against McMakin separately, who has neither appeared nor defended in this lawsuit.

B. The Lakewood Park Homeowners Association ("LPHA"), is a Washington non-profit corporation, UBI No. 604-115-822, originally formed for the purpose of carrying out the duties and obligations of a homeowner's association, as set forth in the Declaration of Covenants, Conditions, Restrictions and Reservations applicable to Lakewood Park.

C. On or about December 12, 2017, the LPHA purported to adopt bylaws and a budget ("Purported Bylaws and Budget").

D. Because there was no quorum present for the meetings of the LPHA, as required by the Declaration of Covenants, Conditions, Restrictions and Reservations, the Purported Bylaws and Budget are hereby DECLARED and DECREED as VOID *AB INITIO*, invalid, of no effect, and do not constitute an encumbrance on any of the lots within Lakewood Park.

E. The Declaration of Covenants, Conditions, Restrictions and Reservations, recorded with the Skagit County Auditor on January 29, 2003 under AF#200301290168, and thereafter as amended with subsequent recordings on January 26, 2003 under AF#200302260051, on March 5, 2003 under AF#200303050097 and on November 28, 2011 under AF#201111280110 (hereinafter collectively referred to as the "Declaration") is still in full force and effect and binding upon all owners within Lakewood Park.

F. The LPHA is hereby PERMANENTLY ENJOINED from enforcing any provisions of the Purported Bylaws and Budget.

G. Subject to this Final Judgment and Decree, this lawsuit and any claims or causes of action which were or could have been brought together with this suit are hereby

1 DISMISSED WITH PREJUDICE and without an award of fees or costs to either party and
2 that the LPHA in its current form shall be dissolved and have no authority to take action
3 against any of the lots within Lakewood Park or the owners of the lots in Lakewood Park.
4

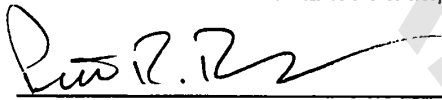
5 H. This is a Final Judgment of all causes of action in the above-captioned case.
6

7
8 IT IS SO ORDERED this 31 day of July 2018

9
10 
11 JUDGE DAVID NEEDY
12 SWANEY

13 Presented by:

14 BELCHER SWANSON LAW FIRM, PLLC

15 
16 PETER R. DWORKIN, WSBA #30394
17 Attorney for Plaintiff

18 Agreed to entry; Notice of Presentation Waived:

19 HONEA LAW, PLLC

20
21
22 WILLIAM W. HONEA, WSBA# 33528
23 Attorney for all Defendants except McMakin
24

25
26
27 Stipulated Judgment 072518 wo mcmakin final
28

STIPULATED FINAL JUDGMENT AND DECREE - 4

Belcher | Swanson
LAW FIRM, PLLC
900 DUPONT STREET, BELLINGHAM, WASHINGTON 98225
TELEPHONE 360.734.6390 FAX 360.671.0753
www.belcherswanson.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

DISMISSED WITH PREJUDICE and without an award of fees or costs to either party and that the LPHA in its current form shall be dissolved and have no authority to take action against any of the lots within Lakewood Park or the owners of the lots in Lakewood Park.

H. This is a Final Judgment of all causes of action in the above-captioned case.

IT IS SO ORDERED this ____ day of July 2018.

JUDGE DAVID NEEDY

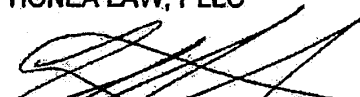
Presented by:

BELCHER SWANSON LAW FIRM, PLLC

PETER R. DWORKIN, WSBA #30394
Attorney for Plaintiff

Agreed to entry; Notice of Presentation Waived:

HONEA LAW, PLLC



WILLIAM W. HONEA, WSBA# 33528
Attorney for all Defendants except McMakin

Stipulated Judgment 072518 w/ mcMakin final

A

Survey in the NE1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 7, Twp. 34 N., Rng. 2 E., W.M.

Legal Descriptions

Lot 1 Block 22 and Block 23, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

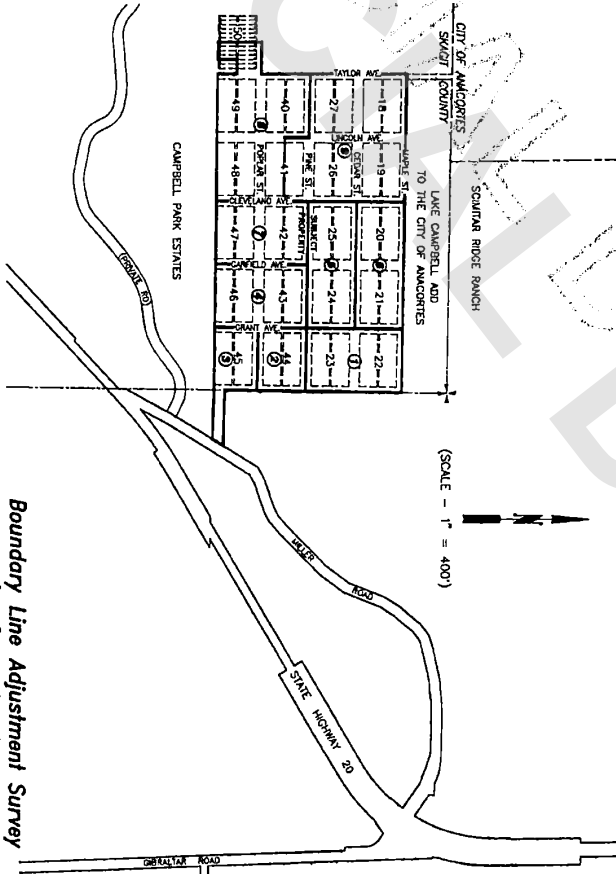
Notes

- 1. Base-of-beatings - Assumed N00°49'50"W on the east line of the northeast quarter of Section 7.
2. This survey was accomplished by field traverse using: 2 second or digital electronic total station, and metals or excess the structures contained in the 112-140-190.
3. Lot approvals are subject to the Covenants, Conditions, and Restrictions dated 3/11/03 pursuant to the PRELIMINARY SETTLEMENT AGREEMENT entered under Skagit County Cause No. 01-02-00423-1.

Approvals

The within and foregoing boundary line adjustment has been examined and approved in accordance with Skagit County Code 14.18.700 this 31st day of March 2003.
Signature: [Signature]
Title: Skagit County Planning Director

Vicinity Sketch



Boundary Line Adjustment Survey for Seavestco Inc.

Table with columns: DATE, METHOD, INSTRUMENT, PLAT, SHEET, and other surveying details.

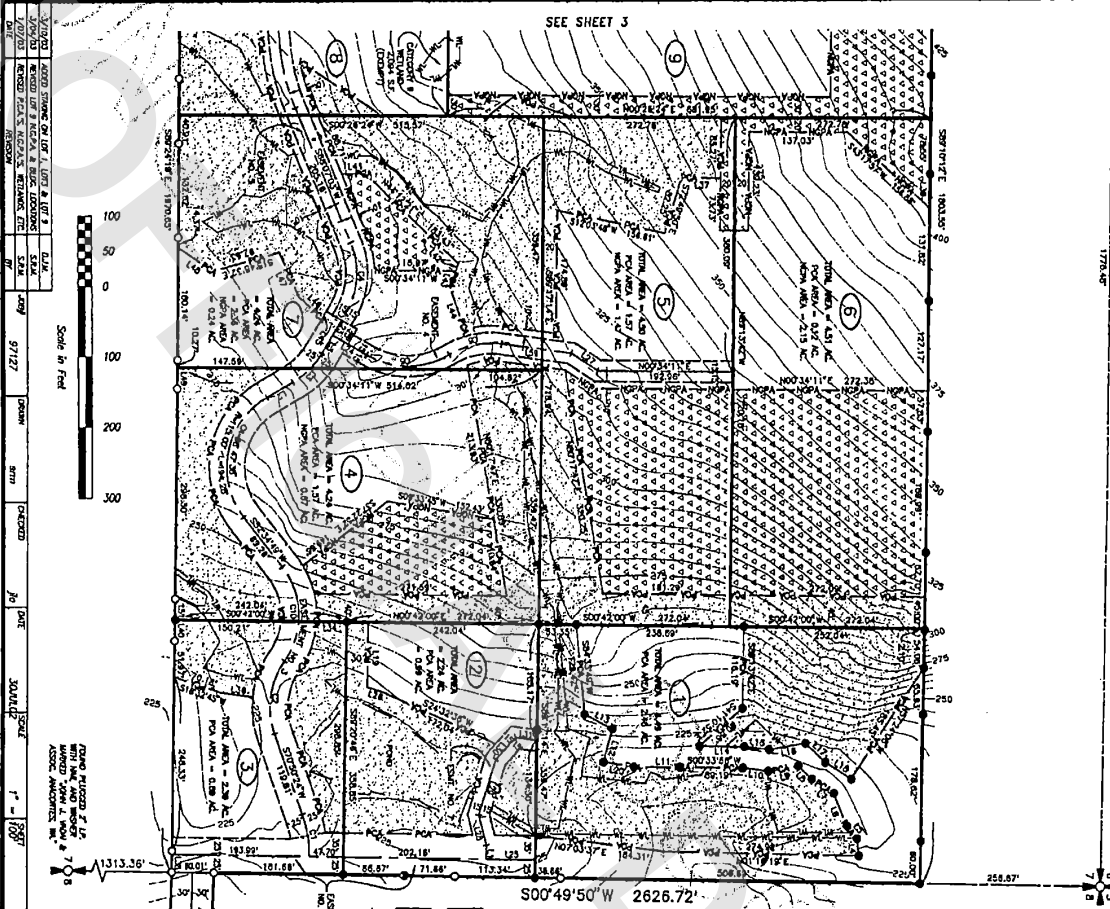
Skagit Surveyors & Engineers logo and contact information: 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in accordance with the Survey Recording Act in Jan. 2001 of the request of Seavestco Inc.
John L. Abernath CERT#17651
Date 3/11/03

AUDITOR'S CERTIFICATE
3/28/2003 Page 1 of 3 2:02PM
County Auditor Deputy Auditor

Survey in the NE1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 7, Twp. 34 N., Rng. 2 E., W.M.
N89°06'42"W 2629.53'
1776.48'



CLARK TABLE (SHEETS 2 AND 3)

NO.	MARKS	AREA	LENGTH
01	115.00'	25.00'	107.27'
02	115.00'	25.00'	107.27'
03	115.00'	25.00'	107.27'
04	115.00'	25.00'	107.27'
05	115.00'	25.00'	107.27'
06	115.00'	25.00'	107.27'
07	115.00'	25.00'	107.27'
08	115.00'	25.00'	107.27'
09	115.00'	25.00'	107.27'
10	115.00'	25.00'	107.27'

Legend

- Found 1 1/2" Iron Pipe
- Survey marker as shown on survey recorded in Volume 18 of Surveys of pages 183 through 188.
- Component Native Growth
- Protection Area
- Method Limits
- Protected Critical Area

Boundary Line Adjustment Survey for Seavestco Inc.

Skagit Surveyors & Engineers

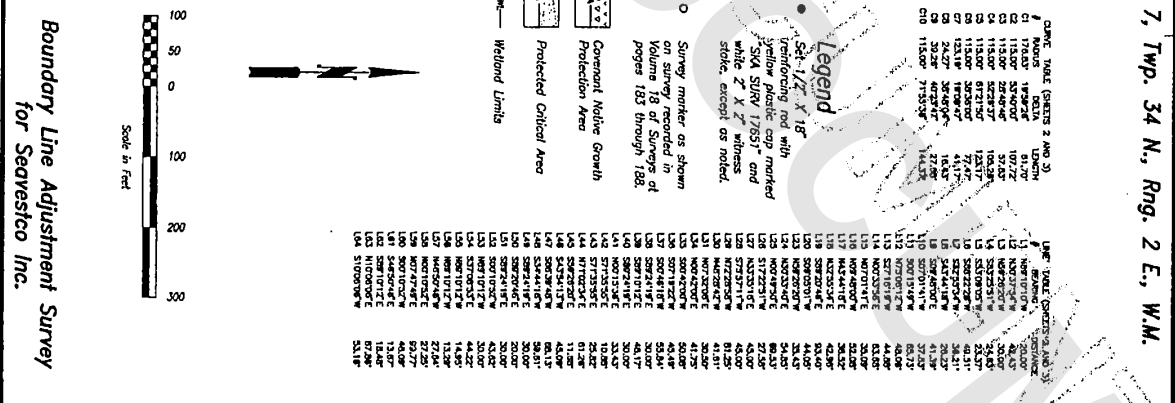
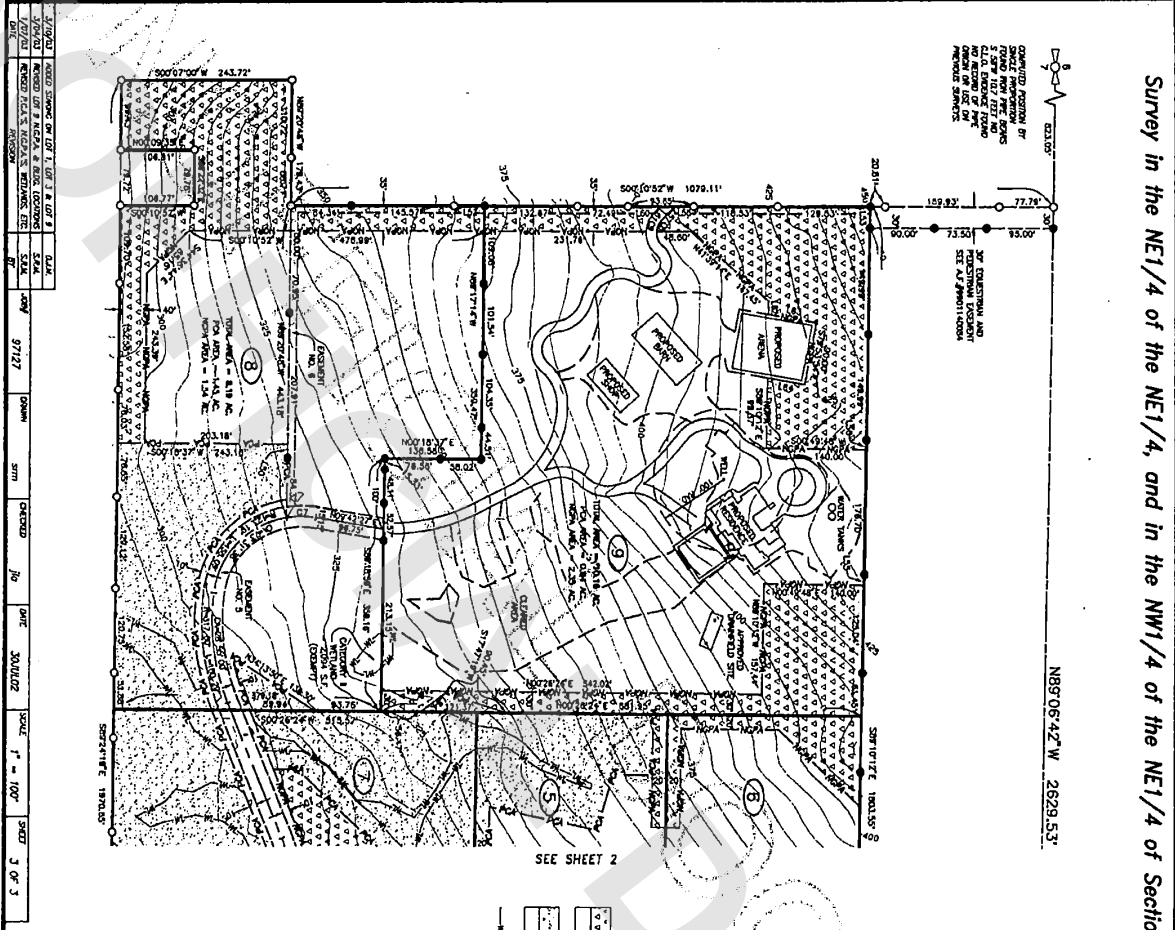
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1858



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in Jan. 2001 at the request of Seavestco Inc.
John L. Abernethy CERT#17651
Date 3/11/03

AUDITOR'S CERTIFICATE
201808140083
Skagit County Auditor
3/28/2003 Page 2 of 3 2:02PM
Chief Auditor
County Auditor or Deputy Auditor

Survey in the NE1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 7, Twp. 34 N., Rng. 2 E., W.M.



Skagit Surveyors & Engineers

806 Metcalf St., Sedro-Waalley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in Jan. 2001 at the request of Seavestco Inc.

John L. Abenroth CERT#17651
 Date **3/11/03**

AUDITOR'S CERTIFICATE

200303250183
 Skagit County Auditor

3/25/2003 Page 1 of 3 2:02PM

Clayton S. ...
 County Auditor or Deputy Auditor

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

HAPPY LAND-1, LLC, an Oklahoma
Limited Liability Company,

Plaintiff,

vs.

LAKEWOOD PARK HOMEOWNERS
ASSOCIATION, a Washington non-profit
corporation, DAVID S. WILDER and
CAROL WILDER, husband and wife and
the marital community comprised thereof,
ANDREA MCMAKIN, a single individual,
and LAKEWOOD PARK LANE, LLC, a
Washington Limited Liability Company,

Defendants.

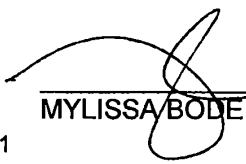
No. 18-2-00225-29

GR-17 AFFIDAVIT REGARDING
STIPULATED FINAL JUDGMENT AND
DECREE

I, Mylissa Bode, swear and affirm that the following is true and correct to the best
of my knowledge.

I have examined the attached Stipulated Final Judgment and Decree sent via
email, consisting of 10 pages, including these two (2), and determined that said
document is complete and legible.

Dated this 24 day of July 2018.


MYLISSA BODE

GR17 EMAIL TRANSFER AFFIDAVIT - PAGE - 1

Belcher | Swanson
LAW FIRM, PLLC
900 DUPONT STREET, BELLINGHAM WASHINGTON 98225
TELEPHONE 360 . 734 . 6390 FAX 360 . 671 . 0753
www.belcherswanson.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUBSCRIBED AND SWORN to before me this 26th day of July 2018.

Katlyn Clark

Printed Name: Katlyn Clark
NOTARY PUBLIC in and for the State of
Washington, residing at Bellingham.

MY COMMISSION EXPIRES: 4/20/2019

