

CHMELIK SITKIN & DAVIS P.S.  
1500 Railroad Avenue  
Bellingham, WA 98225  
(360) 671-1796

**DOCUMENT TITLE(S):**

JUDGMENT

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

N/A

**GRANTOR(S):**

PAUL HAGMAN AND DEBORAH HAGMAN

**GRANTEE(S):**

B&T ENTERPRISES, LLC

**ABBREVIATED LEGAL DESCRIPTION (Lot, block, plat or section, township, range):**

PTN NE ¼, NE ¼, S32, T34N, R4E, W.M.

Full Legal Descriptions on pages 4 – 7

**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER(S):**

P135276; P135277; P135279; P29401

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2021 SEP -2 PM 2:06

21-2-00468-29  
JD 6  
Judgment  
10060254



I, MELISSA BEATON, 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 9/29/21



MELISSA BEATON, County Clerk  
By: [Signature]  
Deputy Clerk

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

B&T ENTERPRISES, LLC., a Washington  
limited liability company,

No. 21-2-00468-29

Plaintiff,

JUDGMENT

v.

PAUL and DEBORAH HAGMAN, husband  
and wife, and the marital community  
comprised thereof,

Defendants.

JUDGMENT SUMMARY

Creditor:	B & T Enterprises, LLC.
Debtor:	Paul and Deborah Hagman
Principal Judgment:	0
Non-Monetary Relief:	Extinguishing all claims of the above-named defendants in the real property described herein.
Interest:	0
Attorneys' Fees:	0
Costs:	0
Attorney for Plaintiff:	Seth A. Woolson
Attorney for Defendant:	N/A

THIS MATTER having come before the Court, the Plaintiff appearing by and through its attorney of record, and the above-named Defendants having accepted service,

CHMELIK SITKIN & DAVIS P.S.  
ATTORNEYS AT LAW  
1500 Railroad Avenue Bellingham, Washington 98225  
phone 360.671.1796 • fax 360.671.3781

JUDGMENT - 1

ORIGINAL

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1 stipulated to a waiver of their interest in the real property legally described in the Complaint  
2 for Quiet Title (the "Complaint") on file herein and attached hereto as Exhibits A through D  
3 (the "Subject Property"), and stipulated to their dismissal with prejudice from this lawsuit;  
4 and the Court having considered the evidence submitted in the records and files herein,  
5 and being duly advised in the premises;

6 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED**  
7 that all of Defendants' claims, if any, to the Subject Property are hereby extinguished, and  
8 title to the Subject Property is hereby quieted, established, and confirmed in B&T  
9 Enterprises, LLC.; and

10 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:**

- 11
- 12 1. That portion of the Subject Property described in Exhibit A hereto is  
13 attached to, and part of the real property owned by B&T Enterprises, LLC  
14 legally described as Lot 2, Short Plat No. 20-0341, Recorded under Skagit  
15 County Auditor File No. 202010120150. Situate in Skagit County,  
16 Washington;
  - 17 2. That portion of the Subject Property described in Exhibit B hereto is  
18 attached to, and part of the real property owned by B&T Enterprises, LLC  
19 legally described as Lot 3, Short Plat No. 20-0341, Recorded under Skagit  
20 County Auditor File No. 202010120150. Situate in Skagit County,  
21 Washington;
  - 22 3. That portion of the Subject Property described in Exhibit C hereto is  
23 attached to, and part of the real property owned by B&T Enterprises, LLC  
24 legally described as Lot 4, Short Plat No. 20-0341, Recorded under Skagit  
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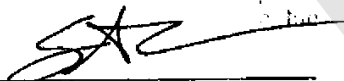
County Auditor File No. 202010120150. Situate in Skagit County,  
Washington; and

4. That portion of the Subject Property described in Exhibit D hereto is  
attached to, and part of the real property owned by B&T Enterprises, LLC  
legally described as Lot 5, Short Plat No. 20-0341, Recorded under Skagit  
County Auditor File No. 202010120150. Situate in Skagit County,  
Washington.

DONE IN OPEN COURT this 2 day of September 2021.

  
JUDGE/COURT COMMISSIONER

Presented By:  
CHMELIK SITKIN & DAVIS P.S.

  
Seth A. Woolson, WSBA #37973  
Attorneys for Plaintiff B&T Enterprises, LLC.

**Exhibit "A"****Quiet Title Area to be attached to  
Lot 2, City of Mount Vernon Short Plat No. PLAN-20-0341  
Skagit County Assessor's Parcel No. P-135276**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., being described as follows:

**BEGINNING** at the Northeast corner of Lot 2, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 61°16'23" East on a Southeasterly projection of the North line of said Lot 2 for a distance of 1.78 feet, more or less, to a North end or intersection with a Northerly projection of a wire fence; thence along said fence line South 0°49'19" West for a distance of 35.48 feet; thence South 0°51'43" West for a distance of 66.60 feet; thence South 1°20'48" West for a distance of 49.12 feet; thence South 1°14'51" West for a distance of 48.99 feet; thence South 1°10'09" West for a distance of 50.94 feet; thence South 1°09'23" West for a distance of 23.28 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 2; thence North 62°28'16" West along the projected Southerly line of said Lot 2 for a distance of 6.68 feet, more or less, to the Southeast corner of said Lot 2 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East along the Easterly line of said Lot 2 for a distance of 272.29 feet to the POINT OF BEGINNING.

**SUBJECT TO and TOGETHER WITH** easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 1,087 sq ft, 0.02 acres

**Exhibit "B"****Quiet Title Area to be attached to  
Lot 3, City of Mount Vernon Short Plat No. PLAN-20-0341  
Skagit County Assessor's Parcel No. P-135277**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 2, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 3, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 62°28'16" East on a Southeasterly projection of the Northerly line of said Lot 3 for a distance of 6.88 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°09'23" West for a distance of 24.24 feet; thence South 0°56'27" West for a distance of 60.23 feet; thence South 1°18'27" West for a distance of 37.93 feet; thence South 1°18'45" West for a distance of 24.98 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 3; thence North 62°28'16" West along the projected Southerly line of said Lot 3 for a distance of 9.21 feet, more or less, to the Southeast corner of said Lot 3 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East from the Easterly line of said Lot 3 for a distance of 146.27 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 1,060 sq ft, 0.02 acres

**Exhibit "C"****Quiet Title Area to be attached to  
Lot 4, City of Mount Vernon Short Plat No. PLAN-20-0341  
Skagit County Assessor's Parcel No. P-135279**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lots 2 and 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

**BEGINNING** at the Northeast corner of Lot 4, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 62°28'16" East on a Southeasterly projection of the Northerly line of said Lot 4 for a distance of 9.21 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°18'58" West for a distance of 45.15 feet; thence South 0°36'44" West for a distance of 10.50 feet; thence South 1°30'44" West for a distance of 48.64 feet; thence South 1°34'46" West for a distance of 45.88 feet, more or less, to a point on the Easterly projection of the Southerly line of said Lot 4; thence North 87°58'43" West along the projected Southerly line of said Lot 4 for a distance of 9.91 feet, more or less, to the Southeast corner of said Lot 4 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East from the Easterly line of said Lot 4 for a distance of 154.13 feet to the POINT OF BEGINNING.

**SUBJECT TO and TOGETHER WITH** easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 1,399 sq ft, 0.03-acres

**Exhibit "D"****Quiet Title Area to be attached to  
Lot 5, City of Mount Vernon Short Plat No. PLAN-20-0341  
Skagit County Assessor's Parcel No. P-29401**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

**BEGINNING at the Northeast corner of Lot 5, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 87°58'43" East on an Easterly projection of the Northerly line of said Lot 4 for a distance of 9.91 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°34'46" West for a distance of 2.05 feet; thence South 1°06'07" West for a distance of 56.91 feet; thence South 1°33'35" West for a distance of 95.27 feet; thence South 1°46'15" West for a distance of 51.30 feet to the Southeast corner of said fence line at the Southeasterly projection of the North line of that certain parcel shown on Record of Survey map recorded under Skagit County Auditor's File No. 201901090077; thence North 87°46'54" West along said Northerly line for a distance of 512.90 feet, more or less, to the Southeasterly right-of-way margin of Cedardale Road at a point bearing South 27°32'27" West from the Southwest corner of said Lot 5; thence North 27°32'27" East along said Southeasterly right-of-way margin of Cedardale Road for a distance of 15.69 feet, more or less, to said Southeast corner of Lot 5; thence South 89°37'33" East along the South line of said Lot 5 for a distance of 494.52 feet to the Southeast corner of said Lot 5 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East along the Easterly line of said Lot 5 for a distance of 175.39 feet to the POINT OF BEGINNING.**

**SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.**

**Situate in the City of Mount Vernon, County of Skagit, State of Washington.**

**Containing 13,271 sq ft, 0.31 acres**