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DOCUMENT TITLE(S):

- 1. ORDER OF DEFAULT AND ORDER ENTERING
DEFAULT JUDGMENT PROVIDING DECLARATORY RELIEF**

CAUSE NUMBER: 23-2-01064-29

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

- 1. CSB HOLDINGS 329, LLC (COOK ISLANDS)**

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

- 1. ONEMATA CORPORATION**

____ Additional names on page ____ of document.

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 5/24/24

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2024 MAY 24 PM 2:18



MELISSA BEATON, County Clerk

By: *Morgan McDonald*
Deputy Clerk

M. McDONALD

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

ONEMATA CORPORATION, a Colorado
for-profit corporation,

Plaintiff,

v.

CSB HOLDINGS 329, LLC (COOK
ISLANDS), a Cook Islands limited liability
company,

Defendant.

Case No. 23-2-01064-29

**ORDER OF DEFAULT AND ORDER
ENTERING DEFAULT JUDGMENT
PROVIDING DECLARATORY RELIEF**

(CLERK'S ACTION REQUIRED)

JUDGMENT SUMMARY

- 1. Judgment Creditor: Onemata Corporation
- 2. Judgment Debtor: CSB Holdings, LLC (Cook Islands),
a Cook Islands limited liability
company
- 3. Attorneys for Judgment Creditor: Jacob D. Rosenblum and Conner W.
Morgan
Schweet Linde & Rosenblum, PLLC
575 S. Michigan St.
Seattle, WA 98108
- 4. Underlying Judgment: No monetary judgment. Judgment
quieting title to real property
consisting of Skagit County
Assessor's/Auditor's Tax Parcel No.
4755-000-026-0000

ORDER OF DEFAULT AND ORDER ENTERING DEFAULT
JUDGMENT PROVIDING DECLARATORY RELIEF - 1

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ORIGINAL

CLERK'S ACTION

1
2 THE CLERK is directed to enter a judgment against CSB Holdings, LLC (Cook Islands),
3 a Cooks Islands limited liability company, in the real property legally described as:

4 LOTS 26 "Plat of Tinas Coma", as per plat recorded on
5 August 11, 2000, under auditor's File No. 200008110004,
6 records of Skagit County Washington.

7 SITUATE IN THE COUNTY OF SKAGIT, STATE OF
8 WASHINGTON

9 which parcel constitutes Assessor's Tax Parcel No. 4755-000-026-0000 (hereinafter the
10 "Property").

FINDINGS

11
12 THIS MATTER came before this above-entitled Court on the Motion for Order of Default
13 and Default Judgment (the "Motion") filed by Plaintiff Onemata Corporation ("Onemata"). This
14 Court reviewed the Motion, the Declaration of Conner Morgan in support of the Motion and
15 attached exhibits, and the relevant filings maintained under the above-captioned case number.

16
17 Based on the foregoing, this Court finds that: (1) it has jurisdiction over the subject matter
18 of this above-captioned action under Chapter 7.24 RCW *et seq.*; (2) it has jurisdiction over the
19 parties of this above-captioned action under RCW 4.28.020 and RCW 4.28.185; (3) it is the proper
20 venue under RCW 4.12.010; (4) Defendant CSB Holdings 329, LLC (Cook Islands) (the
21 "Defendant") failed to appear or file an Answer herein within 90 days as required by the Summons
22 and Complaint properly and duly served upon it pursuant to the Order Authorizing Alternate
23 Service by Mail entered on January 26, 2024; (5) Plaintiff has properly presented information
24 sufficient to prove the demand mentioned in the complained, specifically that the subject deed of
25

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ORDER OF DEFAULT AND ORDER ENTERING DEFAULT
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1 trust by Defendant should be extinguished; and (6) Plaintiff is entitled to judgment against
2 Defendant and its successors and assigns, quieting title to the Property in regards to Defendant's
3 deed of trust.

4 **ORDER**

5 Now, therefore, it is hereby:

6 ORDERED that the Motion is GRANTED; it is further:

7 ORDERED that the Defendant is in DEFAULT, and this Court finds that no just reason for
8 delay exists that would otherwise prevent entry of a final judgment with respect to Onemata's claims
9 against the Defendant as pleaded in the Complaint filed in this above-captioned action; it is further:

10 ORDERED that the Deed of Trust dated October 18, 2022, and recorded on October 19,
11 2022, under Skagit County Auditor's File No. 202210190056 (the "HomeLien DOT") and the
12 related Assignment of Deed of Trust dated June 2, 2023, and recorded on June 8, 2023, under
13 Skagit County Auditor's File No. 202306080061 (the "CSB Assignment of DOT") constitute an
14 unlawful and invalid lien on the Property; and it is further:

15 ORDERED, ADJUDGED, AND DECREED that any interest of Defendant, its successors
16 and/or assigns, in the HomeLien DOT and the CSB Assignment of DOT, is hereby quieted,
17 released, removed, discharged and extinguished from the Property
18

19 ENTERED this 24 day of May 2024.

20
21 
22 _____
23 JUDGE/COMMISSIONER

24
25
26 ORDER OF DEFAULT AND ORDER ENTERING DEFAULT
JUDGMENT PROVIDING DECLARATORY RELIEF - 3

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1 Presented by:

2 **SCHWEET LINDE & ROSENBLUM, PLLC**

3 *Con Morgan*
4 /s/ Conner W. Morgan/

Jacob D. Rosenblum, WSBA #42629

4 Conner Morgan, WSBA #55697

5 Attorneys for Plaintiff

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ORDER OF DEFAULT AND ORDER ENTERING DEFAULT
JUDGMENT PROVIDING DECLARATORY RELIEF – 4

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