

AFTER RECORDING RETURN TO:  
**PERYEA SILVER TAYLOR**  
1200 Fifth Avenue, Suite 1550  
Seattle, WA 98101

Document Title(s):	Judgment
Grantors:	Joseph Fleischer and Tasha Fleischer
Grantee:	Skagit Highlands Homeowners Association
Legal Description (abbr.):	Lot 48, "Plat of Skagit Highlands Division 3"
Assessor's Tax Parcel ID #:	P124581
Reference Nos. of Documents:	None

The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NONSTANDARD RECORDINGS ONLY (sign and remit fee only if document(s) do not meet formatting/margin requirements): I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party  
(Required for non-standard recordings only)

24-2-00596-29  
JD 9  
Judgment  
1688806



I, Melissa Benton, 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 7/23/2024

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2024 JUN 14 PM 2:41



MELISSA BENTON, County Clerk

By: *J. McIntosh*  
Deputy Clerk

J. McINTOSH

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

SKAGIT HIGHLANDS HOMEOWNERS  
ASSOCIATION, a Washington State non-profit  
corporation,

Plaintiff,

vs.

JOSEPH FLEISCHER and TASHA FLEISCHER, a  
Washington Marital or Quasi-Marital  
Community,

Defendants.

NO. 24-2-00596-29

JUDGMENT  
(DEFAULT)

(Clerk's Action Required)

JUDGMENT SUMMARY

Judgment Creditor:	SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION
Attorney for Judgment Creditor:	Chawisa Laicharoenwat, WSBA #60882 Peryea Silver Taylor
Judgment Debtor(s)	JOSEPH FLEISCHER and TASHA FLEISCHER
Tax Parcel No. of Property:	P124581 (prop. desc. on p. 2 of judgment)
Principal Judgment Amount:	\$1,202.18
Interest on Amount Certain:	\$37.27
Attorney's Fees:	\$2,942.50
Taxable Costs:	\$820.43
Interest on Judgment	(10% per annum)
<b>TOTAL JUDGMENT:</b>	<b>\$5,002.38</b>

JUDGMENT (DEFAULT) - 1 of 4

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Seattle, WA 98101  
(206) 403-1933

85-18-202411:44:25

**JUDGMENT**

1  
2 This matter came on for consideration without oral argument before the undersigned  
3 judicial officer of Skagit County Superior Court on the Plaintiff's Motion for Entry of Judgment.  
4 Plaintiff appeared through attorney of record, Chawisa Laicharoenwat. The Court, having  
5 reviewed the file and records herein, having read and considered the Declaration of Counsel in  
6 support of the motion, and deeming itself fully advised, now makes the following findings and  
7 conclusions:

**FINDINGS**

- 8
- 9 1. Defendants are in default.
  - 10 2. There was an express covenant given for the Defendants' payment of assessments to the  
11 Plaintiff, secured by a homeowners' association lien on the real property described below  
12 (Subject Real Property).
  - 13 3. The Defendants have breached this covenant.
  - 14 4. The Subject Real Property is described as follows:  
15 LOT 48, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", ACCORDING TO THE PLAT  
16 THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF  
17 SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF  
18 WASHINGTON.
  - 19 5. The Subject Real Property is commonly known as: 527 Granite Street, Mount Vernon, WA  
20 98273.
  - 21 6. Plaintiff's monetary claim against the Defendants includes a claim for delinquent  
22 assessments, interest, late charges, and costs of collection, including attorney's fees.

**JUDGMENT (DEFAULT) - 2 of 4**

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88/18/082411-44-05

- 1 7. The Plaintiff is not prosecuting any other action for the same monies owed or matter, and
- 2 is not seeking to obtain execution of any judgment in any other action.
- 3 8. Defendants are not in military service.
- 4 9. Defendants are neither infants nor incompetent persons.
- 5 10. Proof of Service as required by CR 55(b)(4) was filed with the Court on or about June 12,
- 6 2024.
- 7 11. The amount of damages is in an amount certain as of June 12, 2024, including all unpaid
- 8 assessments and costs of collection.

9 **CONCLUSIONS**

- 10 1. The Court has jurisdiction over the parties and subject matter of this lawsuit.
- 11 2. The Defendants are in breach of the Covenant to Pay Association assessments, and are in
- 12 default.
- 13 3. The Plaintiff is entitled to judgment against the Defendants as a result of the Defendants
- 14 breach of Declaration obligations, including all assessments due but not paid and all costs of
- 15 collection, including attorney's fees.
- 16 4. The debt amount as of the judgment date is **\$5,002.38**. The lien amount includes unpaid
- 17 assessments, interest, late charges, and costs of collection, including attorney's fees.

18 **ORDERED, ADJUDGED, and DECREED:**

- 19 1. That the Motion for Entry of Judgment be granted;
- 20 2. That judgment be entered against the defendants, and in favor of the plaintiff, in the
- 21 amount of **\$5,002.38**.

22 **JUDGMENT (DEFAULT) - 3 of 4**

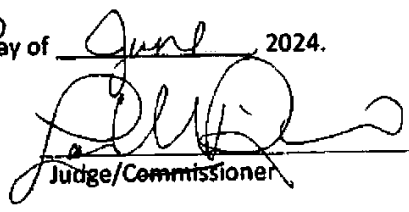
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06/18/2024 11:44:26

1 3. That the judgment shall bear interest at 10% per annum from the date on which judgment  
2 is entered.

3 4. That the Plaintiff may record the judgment with the recording office of Skagit County and  
4 the recording office of any other County where the Defendants may have property interests.

5  
6 DONE IN OPEN COURT this 14<sup>th</sup> day of June 2024.

7   
8 Judge/Commissioner

9 Presented By:  
10 PERYEA SILVER TAYLOR

11 By: s/ Chawisa Laicharoenwat  
12 Chawisa Laicharoenwat, WSBA #60882  
13 Attorneys for Plaintiff  
14 1200 Fifth Avenue, Suite 1550  
15 Seattle, WA 98101  
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