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Document Title(s): JUDGEMENT AND DECREE QUIETING TITLE	
Reference Number(s) of related documents:	
Additional Reference #s on page _____	
Grantor(s) (Last, First and Middle Initial)	
Skagit River Development Co. and Its Unknown Successors and/or Assigns	
Grantee(s) (Last, First and Middle Initial)	
Cecil E. Cross	
Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)	
LOT 168, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 48 TO 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.	
Assessor's Property Tax Parcel/Account Number(s)	
P64245 / 3877-000-168-0002	Additional parcel #s on page _____

26-2-00403-29
JDDQT 13
Judgment and Decree Quieting Title
21200728



SKAGIT COUNTY, WASH
FILED

JUL 02 2026

MELISSA BEATON, CO. CLERK
Deputy

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

CECIL E. CROSS,

Plaintiff,

vs.

SKAGIT RIVER DEVELOPMENT CO., a
Washington Partnership, ITS
UNKNOWN SUCCESSORS AND/OR
ASSIGNS

Defendants.

No. 26-2-00403-29

FINDINGS AND DECREE
QUIETING TITLE

THIS MATTER having come on regularly for hearing in open court this day and the Court having considered all of the pleadings in the file. Being fully advised, the Court now makes the following findings of fact and Order:

1. On or about March 29, 1969 Plaintiff purchased via a Real Estate Contract the following described land and premises situate in the County of Skagit, State of Washington, to-wit:

LOT 168, CEDARGROVE ON THE SKAGIT, ACCORDING TO
THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS,

FINDINGS AND ORDER QUIETING TITLE – Page 1

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1 PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF
2 SKAGIT COUNTY, WASHINGTON.

3 Tax Parcel No. 64245 (the "Property").

4 2. Plaintiff paid all sums due and owing under the Real Estate
5 Contract no later than June 1, 1980.

6 3. Upon information and belief, the Defendant failed to record a
7 fulfillment deed transferring title of the Property to the Plaintiff.
8

9 4. At all times pertinent hereto, Cedargrove Maintenance Co., a
10 Washington non-profit corporation, which was formed to maintain the
11 common areas of the Cedargrove Plat, by the same individuals who were
12 partners in Skagit Development Co., has acknowledged the Plaintiff as the
13 fee owner of the Property.
14

15 5. Plaintiff has paid all taxes legally assessed thereon every year
16 since 1970.

17 6. No other person has paid the taxes as assessed on said land for
18 any one of the years between 1970 and 2026.

19 7. Plaintiff has claimed and continues to claim said property in
20 opposition to all others free from recognition of, or subordinate to, any other
21 persons title or right to possession and as owners against the whole world.
22
23
24

25 FINDINGS AND ORDER QUIETING TITLE – Page 2

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1 8. Pursuant to 7.28.080 Plaintiff is entitled to a judgment quieting
2 title to the Property in Plaintiff.

3 9. Defendants' whereabouts were unable to be determined after
4 exercising due diligence in locating the Defendants, their heirs, successors, or
5 assigns.
6

7 10. The interests of Defendants and of the unknown heirs,
8 successors, assigns, or claimants are resolved by virtue of an Order for
9 Publication of Summons entered on April 10, 2026 and publication in the
10 Anacortes American, a newspaper of general circulation, on 4/22/2026,
11 4/29/2026, 5/6/2026, 5/13/2026 5/20/2026 and 5/27/2026. More than sixty (60)
12 days have elapsed since the date of first publication.
13

14 11. Order of Default was granted against all of the above-named
15 Defendants.
16

17 Based on the foregoing findings of fact there has been no opposition to
18 the relief requested, it is hereby

19 ORDERED, ADJUDGED AND DECREED

20 Fee title and estate to the real property identified as follows hereby
21 quieted and the right of possession therein is granted to Cecil E. Cross:
22

23 LOT 168, CEDARGROVE ON THE SKAGIT, ACCORDING TO
24 THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS,

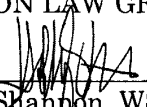
1 PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF
2 SKAGIT COUNTY, WASHINGTON.

3 All right, title and interest is vested in the above named Plaintiff to the
4 exclusion of and against any claim of right, title, estate, lien or interest of any
5 party hereto, including but not limited to the above-named Defendants or
6 anyone, known or unknown, claiming any right, title, estate, lien or interest
7 by, through or under any party hereto, including their heirs, successors, and
8 assigns.
9

10 DONE IN OPEN COURT on 7/2/26.

11 
12 JUDGE/COURT COMMISSIONER

13 Presented by:
14 CARSON LAW GROUP, PLLC

15 
16 Holly Shannon, WSBA #44957
Attorney for Plaintiff
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