



202609220029

09/22/2026 01:51 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Return Address:

Dutch Boys
LLC
14417 BRASSHAW RD
Mt. Vernon WA 98273

Document Title:

order Releasing Lien

Reference Number (if applicable):

26-2-01030-29

202009080188

Grantor(s):

☐ additional grantor names on page ____

1) Jennifer Cotton

2) _____

Grantee(s):

☐ additional grantor names on page ____

1) Dutch Boys LLC

2) _____

Abbreviated Legal Description:

☐ full legal on page(s) ____

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

14417 & 14419
Mt. Vernon

BRASSHAW RD
98273

26-2-01030-29

ORRL 12

Order of Release

21639001



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 9/22/2026



MELISSA BEATON, County Clerk

By:
Deputy Clerk

MELISSA M. McLAIN

SKAGIT COUNTY WASH
FILED

SEP 21 2026

MELISSA BEATON CO CLERK
Deputy

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

DUTCH BOYS LLC,

Applicant,

vs.

JENNIFER COLTON,

Lien Claimant:

No. 26-2-01030-29ORDER RELEASING
CLAIM OF LIEN

THIS MATTER came before the Court on Applicant Dutch Boys LLC's Motion to Release Claim of Lien under RCW 60.04.081. The Court considered the filings, evidence, and argument presented.

THE COURT FINDS:

1. The Court has jurisdiction over the parties and the real property.
2. Jennifer Colton recorded a Claim of Lien on September 8, 2020, under Skagit County Auditor Recording No. 202009080188, in the stated amount of \$91,038.59.
3. The Claim of Lien is: ☒ frivolous and made without reasonable cause; ☐ clearly excessive; ☐ otherwise: _____.

IT IS ORDERED:

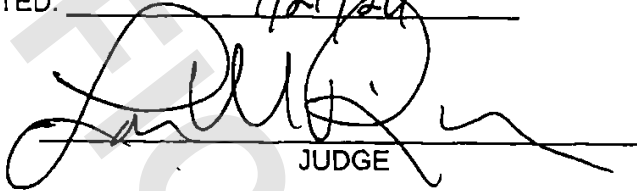
1. The Claim of Lien recorded as Skagit County Auditor Recording No. 202009080188 is RELEASED WITH PREJUDICE. Upon entry and any required recording of this Order, the lien shall no longer encumber the subject real property.

ORDER RELEASING CLAIM OF LIEN - Page 1 of 2

1 2. Applicant is awarded Court Costs of \$320.00, costs of Service of Process of
2 \$185.00 and reasonable attorney fees of \$1575.00, for a total award of \$2,080.00,

3 3. Other: The \$2,080.00 award of costs shall bear interest at the Judgment rate of
4 12%.

5
6 DATED: 9/21/26

7
8 
9 JUDGE

10
11
12 DATED this 18th day of September, 2026.

13 Presented by:

14 
15

16 Richard F. Banel WSBA #23986
17 Attorney for Dutch Boys LLC
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19 Maple Falls, WA 98266
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21 rfbanel@gmail.com
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23
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