



202610150052

10/15/2026 12:04 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

RETURN DOCUMENT TO:

Law Office of Thomas J. Fiscus

PO Box 1167

Eastsound, WA 98245-1167

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.3418
OCT 15 2026

Amount Paid \$-0
Skagit Co. Treasurer
By Deputy

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S):

Default and Order to Quiet Title

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)
BEING ASSIGNED OR RELEASED:**

202506270312, 202506270313

Additional reference numbers can be found on page _____ of document.

GRANTOR(S)

Jorathan Lewis Winningham

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):

Estate of Laura Trina Winningham

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)

The East twenty feet (20') of Lot 19 and all of Lot 20, Block 72, Map of City of Anacortes, according to the Plat thereof Recorded in volume 2 of plats, Pages 4 through 7, Records of Skagit County, Washington.

Additional legal(s) can be found on page _____ of document.

ASSESSOR'S 16-DIGIT GEO-PARCEL NUMBER:

P55388

Additional numbers can be found on page _____

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

SKAGIT COUNTY, WA

FILED

SEP 24 2026

26-2-00511-29
OR 18
Order
21663160I, 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 10/15/2026

MELISSA BEATON, County Clerk MELISSA BEATON, CO. CLERK

Deputy Clerk *MANIKASE BEATON*IN THE SUPERIOR COURT FOR SKAGIT COUNTY
STATE OF WASHINGTONThe Estate of Laura Trina
Winningham, by Brandi Juby,
Administrator,

Plaintiff

vs.

Johathan Lewis Winningham and
John Michael Winningham,

Defendants.

CASE NUMBER: 26-2-00511-29

DEFAULT and ORDER

THIS MATTER came before the Court on Plaintiff's Motion for Entry of Default and Order. The Court, having considered the pleadings and exhibits in the case, finds as follows:

FINDINGS:

- (1) Venue is appropriate in this case as the real property at issue is located in Skagit County;
- (2) Defendant Jonathan Lewis Winningham has been personally served with the Summons and Complaint and the Return of Service is contained in the record;
- (3) Defendant John Michael Winningham has been served by alternative service under CR 4(d)(4) by (a) sending copies of the Complaint and Summons by first class US Mail and Certified US Mail to his last known address; (b) posting of the Complaint and Summons

DEFAULT AND ORDER

THOMAS J. FISCUS, WSBA 44741
Attorney at Law
P.O. Box 1167, Eastsound, WA 98245
Ph: (360) 298-0534
Email: tjf@thomasjfishus.net

1 on the door of the Defendant's last known residence; and (c) by
2 emailing copies of the Complaint and Summons to all the known email
3 addresses of the Defendant.

4 (4) In accordance with CR 4(d)(4), more than 90 days have passed since
5 the mailing of the Complaint and Summons to the Defendants.

6 (5) Neither Defendant has appeared or answered the Complaint within
7 the time allowed and therefore Defendants Jonathan Lewis
8 Winningham and John Michael Winninham Defendants are in Default.

9 (6) The Defendants having failed to appear and defend, and good cause
10 appearing from the record, the Court finds in favor of the Plaintiff as
11 follows:

12 (a) Plaintiff is the lawfully appointed Administrator of the Estate of
13 Laura Trina Winningham, Skagit County Superior Court Case No. 26-4-
14 00511-29.

15 (b) Defendant Jonathan Lewis Winningham is the surviving spouse of
16 the Decedent and a beneficiary of the Estate of Laura Trina
17 Winningham.

18 (c) Defendant John Michael Winningham is the son of the Decedent and
19 is a beneficiary of the Estate of Laura Trina Winningham.

20 (d) The Estate has a valid subsisting interest and right to possess the
21 property of Decedent Laura Trina Winningham identified as 1202
22 5th Avenue, Anacortes, Washington, which property was the separate
23 property of the Decedent and was not community property.

24 (e) At the time that Defendant Jonathan Lewis Winningham recorded a
25 Lack of Probate Affidavit and Quitclaim deed purporting to transfer the
26

27 DEFAULT AND ORDER
28

THOMAS J. FISCUS, WSBA 44741
Attorney at Law
P.O. Box 1167, Eastsound, WA 98245
Ph: (360) 298-0534
Email: tjf@thomasjfuscus.net

1 property to himself, the Court had already appointed Plaintiff as
2 Administrator and probate of the Decedent's Estate was in process.

3 (f) Defendant John Michael Winningham has no claim of title to the
4 property at issue and is not a tenant under lease, but is a trespasser
5 and is subject to removal from the premises via Writ of Restitution.

6 THEREFORE, IT IS HEREBY ORDERED:

7 A. Title to the property identified as 1202 5th Street, Anacortes,
8 Washington, is hereby Quieted in the name of the Estate of Laura Trina
9 Winningham, subject to the Administration of the Plaintiff
10 Administrator. This Order may be filed with the Skagit County Auditor
11 as evidence that Title has been Quieted in the Estate of Laura Trina
12 Winningham.

13 B. The Lack of Probate Affidavit and Quitclaim Deed to the property
14 identified as 1202 5th Avenue, Anacortes, Washington, recorded by
15 Defendant Jonathan Lewis Winningham is declared to be null, void and
16 of no legal effect.

17 C. Upon submission of a request by the Plaintiff, the Clerk shall issue
18 to the appropriate police authority a Writ of Restitution enforceable
19 against Defendant John Michael Winningham, to remove John Michael
20 Winningham from the premises and to return possession of 1202 5th
21 Steet, Anacortes, Washington to Plaintiff Administrator.

22 D. Plaintiff is awarded the Estate's attorney's fees and costs set out in
23 Plaintiff's Declaration of Attorney Fees and Costs to be apportioned
24 equally to each Defendant as against any distributive share of the
25 Estate proceeds, pursuant to RCW 11.96A.150. The Plaintiff shall
26 include in the Administrator's final report, if any, or in the

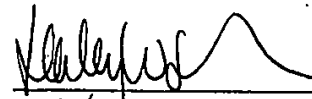
27 DEFAULT AND ORDER
28

THOMAS J. FISCUS, WSEA 44741
Attorney at Law
P.O. Box 1167, Eastsound, WA 98245
Ph: (360) 298-0534
Email: tjf@thomasjfiscus.net

1 Administrator's Declaration of Completion of Probate, the allocation of
2 costs and attorney's fees to the Defendants.

3 **IT IS SO ORDERED.**

4 This 24th day of September, 2026.
5

6 
7 Judge of the Superior Court
8 Commissioner

9 Presented by:
10 Thomas J. Fiscus, WSBA #44741
11 Attorney for Plaintiff
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

27 DEFAULT AND ORDER
28

THOMAS J. FISCUS, WSBA 44741
Attorney at Law
P.O. Box 1167, Eastsound, WA 98245
Ph: (360) 298-0534
Email: tjf@thomasj Fiscus.net