

RETURN ADDRESS

Michael CARO  
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Please print neatly or type information

Document Title(s)

TRANSCRIPT OF Judgment

Reference Number(s) of related documents:

08-2-0042-3 C08-57  
Additional Reference #'s on page \_\_\_\_

Grantor(s) (Last name, First name and Middle Initial)

SHARON BAXTER  
Additional grantors on page \_\_\_\_

Grantee(s) (Last name, First name and Middle Initial)

OREGON TERRITORY FEDERAL CREDIT UNION  
Additional grantees on page \_\_\_\_

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

LOT 17 WILLARD BK B/PG 62 & 63  
Additional legal is on page \_\_\_\_

Assessor's Property Tax Parcel/Account Number

03090211170000  
Additional parcel #'s on page \_\_\_\_

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

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.

Michael J. Caro  
Signature of Requesting Party

IN AND FOR THE STATE OF WASHINGTON  
SKAMANIA COUNTY DISTRICT COURT

OREGON TERRITORY FEDERAL  
CREDIT UNION

**Plaintiff(s),**

**-VS-**

SHARON BAXTER, an individual

**Defendant(s).**

No.

08-2-00212-3

## TRANSCRIPT OF JUDGMENT

**SMALL CLAIM #**

**CIVIL #** C08-57

This is to certify that on the 18th day of August, 2008, the Skamania County District Court did have jurisdiction over the case in which the parties named above were plaintiff and defendant.

**SERVICE OBTAINED BY:**

Certified mail: \_\_\_\_\_ Private party: \_\_\_\_\_ Process server: X Sheriff's office: \_\_\_\_\_

Other: \_\_\_\_\_

**JUDGMENT OBTAINED BY:**

Default: ☒ Summary: ☐ Agreed: ☐ After trial ☐

**JUDGMENT:**

<u>X</u>	Principal amount granted:	\$	15,209.75
<u>X</u>	Interest to date of judgment:	\$	512.57
<u>X</u>	Filing fee:	\$	43.00
<u>X</u>	Service fee:	\$	31.60
<u>X</u>	Attorney fees:	\$	1,260.00
<u>X</u>	Total judgment	\$	17,056.92

Total judgment shall include interest at the rate of 10 % per annum from date of entry of judgment.

**OTHER ACTION:**

Plaintiff – Defendant did not appear. \_\_\_\_\_ Settled out of court. \_\_\_\_\_ Claim denied after trial.

Dated this 25<sup>th</sup> day of August, 2008

**JUDGE - COURT COMMISSIONER**

FILED  
AUG 18 2008  
SKAMANIA COUNTY DISTRICT COURT  
STEVENSON, WA

DISTRICT COURT OF THE STATE OF WASHINGTON  
FOR SKAMANIA COUNTY

OREGON TERRITORY FEDERAL  
CREDIT UNION,

Plaintiff,

v.

EVERETT LEE BAXTER and SHARON  
BAXTER, individually and their marital  
community,

Defendants.

No. C 08-57

ORDER GRANTING SUMMARY  
JUDGMENT AND JUDGMENT IN  
FAVOR OF PLAINTIFF

JUDGMENT SUMMARY:

JUDGMENT CREDITOR: Oregon Territory Federal Credit Union

ATTY/JUDGMENT CREDITOR: Michael J. Caro

JUDGMENT DEBTOR: ~~Everett Lee Baxter and Sharon Baxter~~, individually and  
their marital community

PRINCIPAL: \$15,209.75

PREJUDGMENT INTEREST: \$512.57

ATTORNEY FEES: \$1,260.00

COSTS OF SUIT: \$74.60

OTHER AMOUNTS: \$

TOTAL JUDGMENT: \$17,056.92

POST-JUDGMENT INTEREST RATE: 10%, on total judgment amount.

THIS MATTER having come before the court on the motion of plaintiff for  
summary judgment against defendants ~~Everett Lee Baxter and Sharon Baxter~~,  
individually and ~~their~~ marital community. The court heard argument and considered the  
pleadings submitted by the parties, the record and file herein and, otherwise being fully  
advised, finding no genuine issue of material fact and that plaintiff is entitled to judgment

JUDGMENT - 1

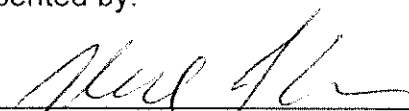
1 in its favor against the defendant and in the amounts set forth above as a matter of law,  
2 it is

3 ORDERED AND ADJUDGED that plaintiff's motion for summary judgment is  
4 granted and judgment is awarded in the amounts and against the parties as set forth in  
5 the Judgment Summary above.

6  
7 DONE IN OPEN COURT 08-18-2008

8  
9   
District Court Judge

10 Presented by:

11   
12 Michael J. Caro, WSB #15732  
13 Attorney for Plaintiff  
14  
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JUDGMENT - 2

Unofficial  
Copy

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA } ss  
I, Erin S. [Signature] clerk of the District Court  
of Skamania County, Washington, DO HEREBY  
CERTIFY that this instrument, consisting of  
page(s), is a true and correct copy of the  
original now on file and of record in my office  
and, as clerk, I am the legal custodian thereof.  
Signed at Stevenson Washington 08-25-2008  
[Signature]  
District Court Clerk



BOOK 188 PAGE 665



# First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

Filed for Record at Request of

Name L. EUGENE HANSON, Attorney at Law,Address P. O. Box 417City and State White Salmon, WA 98672

## Statutory Warranty Deed

THE GRANTOR BROUGHTON LUMBER COMPANY, a Washington corporation,  
for and in consideration of TEN DOLLARS and other good and valuable consideration  
in hand paid, conveys and warrants to EVERETT L. BAXTER and SHARON L. BAXTER, husband and wife,  
the following described real estate, situated in the County of Skamania, State of Washington:

Lot 17 of the PLAT OF WILLARD, within part of Government Lot 1 of Section 2,  
Township 3 North, Range 9 East, W. M., in the County of Skamania, State of  
Washington, as recorded in Book B, of Plats, at Pages 62-63;  
SUBJECT TO covenant for timber management purposes of adjacent Broughton Lumber  
Company lands;  
ALSO SUBJECT TO Broughton Lumber Company right of access to Log Deck Private  
Road;  
ALSO SUBJECT TO Willard Homeowner's Agreement, Road Maintenance Agreement and  
Water System Agreement as recorded in Book 109 of Deeds, at Pages 609-619;  
ALSO SUBJECT TO and TOGETHER WITH easements for telephone, electric utility and  
water lines as shown on said Plat or now existing.

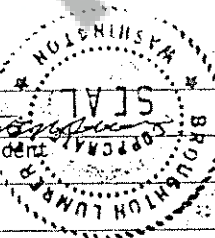
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated  
19, and conditioned for the conveyance of the above described property, and the covenants of warranty  
herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said con-  
tract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of  
said contract.

Real Estate Sales Tax was paid on this sale on \_\_\_\_\_, Rec. No. \_\_\_\_\_  
Dated July 1, 19 88

Gary H. Martin, Skamania County Assessor

Date 7-26-88 Parcel # 930221170000

BROUGHTON LUMBER COMPANY

By: Rees Stevenson  
REES STEVENSON, President

STATE OF WASHINGTON  
COUNTY OF Skamania  
On this day personally appeared before me  
PAID 100.00 JUL 26 1988  
SKAMANIA COUNTY TREASURER  
to me known to be the \_\_\_\_\_  
executed the within \_\_\_\_\_ instrument, and  
acknowledged that \_\_\_\_\_ signed the same  
as \_\_\_\_\_ free and voluntary act and deed,  
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this  
\_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
Notary Public in and for the State of Washington, residing at \_\_\_\_\_

STATE OF WASHINGTON  
COUNTY OF Klickitat  
On this \_\_\_\_\_ day of July, 19 88  
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-  
missioned and sworn, personally appeared \_\_\_\_\_  
and \_\_\_\_\_  
to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary  
respectively, of BROUGHTON LUMBER COMPANY  
the corporation that executed the foregoing instrument, and acknowledged that the said instru-  
ment to be the free and voluntary act and deed of said corporation for the uses and purposes  
therein mentioned, and on oath stated that \_\_\_\_\_ he was \_\_\_\_\_  
authorized to execute the said instrument and that the seal of said corporation is as follows:  
Witness my hand and official seal here to affixed the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

Robert R. Blades  
Notary Public in and for the State of Washington, residing at \_\_\_\_\_  
White Salmon, therein.