

Return Recorded Instrument to:

**Zachary H. Stoumbos
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
PO Box 1086
Vancouver, WA 98666-1086**

Document Title(s) (or transactions contained therein):
ABSTRACT OF JUDGMENT

Reference Number(s) or Documents assigned or released:
**CLARK COUNTY SUPERIOR COURT CASE NO. 09-2 05526-6
CLARK COUNTY SUPERIOR COURT JUDGMENT NO. 09-9 09055-5**
Additional reference numbers on page _____ of document

Grantor(s) (Last name first, then first name and initials):
SMITH, WILLIAM D.

Additional names on page _____ of document

Grantee(s) (Last name first, then first name and initials):

PREMIER PARTNERS, INC., dba KELLER WILLIAMS REALTY

Additional names on page _____ of document

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

Additional legal is on pages _____ of document

Assessor's Property Tax Parcel\Account Number:

Assessor Tax Number not yet assigned:

SUPERIOR COURT OF WASHINGTON - COUNTY OF CLARK

 ABSTRACT OF JUDGMENT

TITLE: SMITH VS HAUSINGER ET;AL

JUDGMENT NUMBER: 09-9-09055-5

CASE NUMBER: 09-2-05526-6

SIGNED BY: JUDGE JOHN HAGENSEN

DATE SIGNED: 11/23/2009

DATE FILED: 12/11/2009

EFFECTIVE DATE: 12/11/2009

NOTE:

-----ORIGINAL PARTIES TO ACTION-----

PLAINTIFF: SMITH, WILLIAM D
 DEFENDANT: HAUSINGER, JACINTO
 DEFENDANT: HAUSINGER, JANE DOE H/W
 DEFENDANT: PREMIER PARTNERS INC
 DBA KELLER WILLIAMS REALTY INC
 ATTY FOR PLA. / PETITIONER: MITCHELSON, ROBERT DAVID
 ATTY FOR DEFENDANT: STOUMBOS, ZACHARY HARRY

-----JUDGMENT DEBTORS-----

DEBTOR: SMITH, WILLIAM D
 GARNISHEE DEFENDANT: LACAMAS COMMUNITY CREDIT UNION

-----JUDGMENT CREDITORS-----

CREDITOR: PREMIER PARTNERS INC
 DBA KELLER WILLIAMS REALTY INC

-----ATTORNEY(S) FOR CREDITOR-----

ATTY CR: STOUMBOS, ZACHARY HARRY

DATE	EXECUTION DOCKET	\$ AMOUNT
12/11/2009	TRANSCRIPT OF JUDGMENT DISTRICT 319364-02	
	PREMIER PARTNERS INC	
	DBA KELLER WILLIAMS REALTY INC	
	AWRDD JGMT AGAINST	
	SMITH, WILLIAM D	9,049.50
	W/INT @ 12% PER ANNUM	
	COSTS	40.00
12/22/2009	ABSTRACT ISSUED TO CLARK COUNTY AUDITOR	5.00
01/15/2010	WRIT OF GARNISHMENT (WITH FEE) \$20	
	LACAMAS COMMUNITY CREDIT UNION	
01/19/2010	ANSWER TO WRIT OF GARNISHMENT	
	LACAMAS COMMUNITY CREDIT UNION	
01/25/2010	ANSWER TO WRIT OF GARNISHMENT	
	LACAMAS COMMUNITY CREDIT UNION	
01/29/2010	JDGMT ON ANSWER OF GARN DEF	
	COSTS	372.00
02/05/2010	RELEASE OF WRIT OF GARNISHMENT	

CLARK SUPERIOR COURT - ABSTRACT OF JUDGMENT - 09-9-09055-5 PAGE 2

DATE	EXECUTION DOCKET	\$ AMOUNT
06/21/2010	! LACAMAS COMMUNITY CREDIT UNION ! ABSTRACT ISSUED TO SKAMANIA COUNTY SUPERIOR ! COURT	5.00
06/21/2010	! ABSTRACT ISSUED TO SKAMANIA COUNTY AUDITOR	5.00

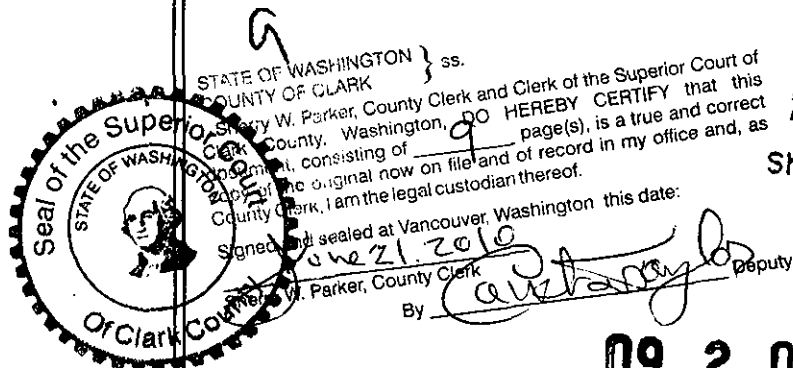
I, SHERRY PARKER, CLERK OF THE SUPERIOR COURT IN AND FOR CLARK COUNTY, STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THE ABOVE IS A FULL, TRUE AND CORRECT ABSTRACT OF JUDGMENT IN THE ABOVE ENTITLED ACTION AS THE SAME APPEARS OF RECORD IN MY OFFICE.

WITNESS MY HAND AND THE SEAL OF THE SAID SUPERIOR COURT AT MY OFFICE IN VANCOUVER, THIS 21ST DAY OF JUNE, 2010.



SHERRY PARKER, SUPERIOR COURT CLERK

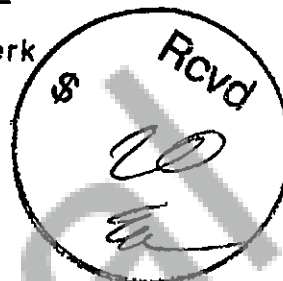
DEPUTY CLERK



FILED

2009 DEC 11 PM 2: 32

Sherry W. Parker, Clerk
Clark County



09 2 05526 6

IN THE DISTRICT COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF CLARK

William D. Smith

Case No.: 319364-02

Plaintiff,) TRANSCRIPT OF JUDGMENT

vs.)

Jacinto Hausinger and Jane Doe Hausinger,
husband and wife, and Premier Partners,
Inc., dba Keller Williams Realty, Inc.,
and franchisees

Defendant

09.9.09055.5

This is to certify that this is a transcript of judgment for the above entitled action.

Dated: December 2, 2009

By: BKT
District Court Clerk

DD7010SX BXT
12/02/2009 3:02 PM

CLARK COUNTY DISTRICT COURT
D O C K E T

PAGE: 1

CASE: 319364-02
Civil

PLAINTIFF/PETITIONER
PLA 01 SMITH, WILLIAM D

DEFENDANT/RESPONDENT
DEF 01 HAUSINGER, JACINTO

ATY 01 MITCHELSON, ROBERT DAVID
PO BOX 87096

ATY 02 STOUMBOS, ZACHARY HARRY
805 BROADWAY ST STE 1000
PO BOX 1086

VANCOUVER WA 98687-7096
Work Phone: 3602600925

VANCOUVER WA 98666-1086
Work Phone: 3606963312

Work Phone: 3602600925

DEF 02 HAUSINGER, JANE DOE

ATY 02 STOUMBOS, ZACHARY HARRY
805 BROADWAY ST STE 1000
PO BOX 1086
VANCOUVER WA 98666-1086
Work Phone: 3606963312

Work Phone: 3602600925

DEF 03 PREMIER PARTNERS INC

Work Phone: 3602600925

ATY 02 STOUMBOS, ZACHARY HARRY
805 BROADWAY ST STE 1000
PO BOX 1086
VANCOUVER WA 98666-1086
Work Phone: 3606963312

Work Phone: 3602600925

TITLE

WILLIAM D SMITH VS JACINTO HAUSINGER AND JANE DOE HAUSINGER &
PREMIER PARTNERS INC DBA KELLER WILLIAMS REALTY INC

Filed: 10/21/2008 Cause: Breach of Contract DV: Amount:
2,350.00

TEXT

S 10/20/2008 8294101765 CIV FILING FEE Received 43.00 SES
Paid by: SMITH, WILLIAM D
8294101765 DISPUTE RES CV Received 10.00
Paid by: SMITH, WILLIAM D
10/21/2008 Case Filed on 10/21/2008 KLB
PLA 1 SMITH, WILLIAM D Added as Participant
DEF 1 HAUSINGER, JACINTO Added as Participant
DEF 2 HAUSINGER, JANE DOE Added as Participant
DEF 3 PREMIER PARTNERS INC Added as Participant
DBA 1 KELLER WILLIAMS REALTY INC Added as Participant
DBA 1 KELLER WILLIAMS REALTY INC Linked to
DEF 3 PREMIER PARTNERS INC
ATY 1 MITCHELSON, ROBERT DAVID Added as Participant
PLA 1 SMITH, WILLIAM D Represented by:
ATY 1 MITCHELSON, ROBERT DAVID
U 11/19/2008 DEF NOTICE OF APPEARANCE FILED BLP
S ATY 2 STOUMBOS, ZACHARY HARRY Added as Participant

Docket continued on next page

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12/02/2009 3:02 PM

CLARK COUNTY DISTRICT COURT
D O C K E T

PAGE: 2

CASE: 319364-02
Civil

PLAINTIFF/PETITIONER
PLA 01 SMITH, WILLIAM D

DEFENDANT/RESPONDENT
DEF 01 HAUSINGER, JACINTO

TEXT - Continued

S 11/19/2008 DEF 1 HAUSINGER, JACINTO Represented by: BLP
 ATY 2 STOUMBOS, ZACHARY HARRY
 DEF 2 HAUSINGER, JANE DOE Represented by:
 ATY 2 STOUMBOS, ZACHARY HARRY
 DEF 3 PREMIER PARTNERS INC Represented by:
 ATY 2 STOUMBOS, ZACHARY HARRY
 DBA 1 KELLER WILLIAMS REALTY INC Represented by:
 ATY 2 STOUMBOS, ZACHARY HARRY
 U 11/20/2008 CERTIFICATE OF SERVICE FILED
 01/09/2009 ANSWER AND AFFIRMATIVE DEFENSES FILED KLB
 02/02/2009 NOTICE TO SET FOR TRIAL FILED
 S 02/06/2009 NJT CIVIL Set for 04/08/2009 08:30 AM ACA
 in Room 2 with Judge JPS
 02/09/2009 Notice Issued for NJT CIVIL on 04/08/2009 08:30 AM to ATY 1 RLH
 Notice Issued for NJT CIVIL on 04/08/2009 08:30 AM to ATY 2
 Notice Issued for NJT CIVIL on 04/08/2009 08:30 AM to DEF 1
 Notice Issued for NJT CIVIL on 04/08/2009 08:30 AM to DEF 2
 Notice Issued for NJT CIVIL on 04/08/2009 08:30 AM to DEF 3
 Notice Issued for NJT CIVIL on 04/08/2009 08:30 AM to PLA 1
 U 02/27/2009 REC'D NTC FROM PARTIES/AGREE TO RESET BENCH TO 4/29/9 ACA
 S NJT CIVIL Rescheduled to 04/29/2009 08:30 AM
 in Room 2 with Judge JPS
 03/02/2009 Notice Issued for NJT CIVIL on 04/29/2009 08:30 AM to ATY 1 RLH
 Notice Issued for NJT CIVIL on 04/29/2009 08:30 AM to ATY 2
 Notice Issued for NJT CIVIL on 04/29/2009 08:30 AM to DEF 1
 Notice Issued for NJT CIVIL on 04/29/2009 08:30 AM to DEF 2
 Notice Issued for NJT CIVIL on 04/29/2009 08:30 AM to DEF 3
 Notice Issued for NJT CIVIL on 04/29/2009 08:30 AM to PLA 1
 U 04/28/2009 DEFT'S TRIAL MEMORANDUM SGS
 04/29/2009 PARTIES TO APPEAR/BENCH TRIAL BEING BUMPED ACA
 S NJT CIVIL on 04/29/2009 08:30 AM
 in Room 2 with Judge JPS Canceled
 OTH MOTNS Set for 04/29/2009 08:30 AM
 in Room 2 with Judge JPS
 OTH MOTNS: Held
 Proceedings Recorded on Tape No. G2-JPS
 U PARTIES APPEARED/SET FOR MOTION HRNG/JPS
 S OTH MOTNS Set for 05/18/2009 03:00 PM
 in Room 2 with Judge JPS
 U DECLARATION OF COUNSEL REGARDING DOCUMENTS FILED BLP
 05/14/2009 PER JPS/STRIKE MOTION HEARING/FWRD CASE TO CIVIL DEPT FOR ACA
 ASSIGNMENT TO A NEW DEPARTMENT/HRNG TO BE RESET BY NEW DEPT
 AND NTCS MAILED TO PARTIES/JPS
 S OTH MOTNS on 05/18/2009 03:00 PM
 in Room 2 with Judge JPS Canceled
 U 05/15/2009 FILE SENT TO JPH GEM
 05/26/2009 PER CIVIL CLERK FORWARD TO DEPT 3/DJZ SXB
 S OTH MOTNS Set for 06/02/2009 09:00 AM GEM
 in Room 3 with Judge DJZ

Docket continued on next page

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12/02/2009 3:02 PM

CLARK COUNTY DISTRICT COURT
D O C K E T

PAGE: 3

CASE: 319364-02
Civil

PLAINTIFF/PETITIONER
PLA 01 SMITH, WILLIAM D

DEFENDANT/RESPONDENT
DEF 01 HAUSINGER, JACINTO

TEXT - Continued

S 06/02/2009 OTH MOTNS: Held CXG
Proceedings Recorded on Tape No. 2-4 DJZ
U AMENDED ORDER FILED-TERMS OF \$150. SHALL BE PAID WITHIN 30
DAYS /S/ DJZ
07/07/2009 LETTER FROM ATY FOR DEF REQ TRIAL RESCHEDULE FILED BLP
FILE TO DEPT 3
07/14/2009 BOTH ATP MITCHELSON'S ASST & ATD STOMBOUS ASST, RAMONA AGREED CXG
TO BENCH TRIAL ON 9/24/09 @9AM
S NJT CIVIL Set for 09/24/2009 09:00 AM
in Room 3 with Judge DJZ
07/15/2009 Notice Issued for NJT CIVIL on 09/24/2009 09:00 AM to ATY 1 RLH
Notice Issued for NJT CIVIL on 09/24/2009 09:00 AM to ATY 2
Notice Issued for NJT CIVIL on 09/24/2009 09:00 AM to DEF 1
Notice Issued for NJT CIVIL on 09/24/2009 09:00 AM to DEF 2
Notice Issued for NJT CIVIL on 09/24/2009 09:00 AM to DEF 3
Notice Issued for NJT CIVIL on 09/24/2009 09:00 AM to PLA 1
U NOTICE OF CASE SETTING MAILED TO BOTH PARTIES ATP/ATD CXG
07/24/2009 DEFENDANTS MOTION AND AFFIDAVITS TO TRANSFER TRIAL AND KLB
DISQUALIFY JUDGE FILED
PAPERWORK FORWARDED TO CLERK
CERTIFICATE OF SERVICE FILED GEM
07/28/2009 CASE FILE FORWARDED TO SGS CXG
07/31/2009 APP TO TRANS/CASE NOW ASSIGNED TO DEPT 6, JUDGE HAGENSEN SGS
S NJT CIVIL on 09/24/2009 09:00 AM CXG
in Room 3 with Judge DJZ Canceled
U 08/03/2009 CASE FORWARD TO DEPT #6 TO SET FOR TRIAL SGS
S 08/17/2009 NJT CIVIL Set for 10/05/2009 01:30 PM SXB
in Room 6 with Judge JPH
08/18/2009 Notice Issued for NJT CIVIL on 10/05/2009 01:30 PM to ATY 1 RLH
Notice Issued for NJT CIVIL on 10/05/2009 01:30 PM to ATY 2
Notice Issued for NJT CIVIL on 10/05/2009 01:30 PM to DEF 1
Notice Issued for NJT CIVIL on 10/05/2009 01:30 PM to DEF 2
Notice Issued for NJT CIVIL on 10/05/2009 01:30 PM to DEF 3
Notice Issued for NJT CIVIL on 10/05/2009 01:30 PM to PLA 1
U 10/02/2009 DEF AMENDED TRIAL MEMORANDUM FILED GEM
S 10/05/2009 NJT CIVIL: Held SXB
Proceedings Recorded on Tape No. 2-6 JPH
Judgment 1 Trial Judgment entered by Judge JPH
for DBA 1 KELLER WILLIAMS REALTY INC
for DEF 1 HAUSINGER, JACINTO
for DEF 2 HAUSINGER, JANE DOE
for DEF 3 PREMIER PARTNERS INC
agnst PLA 1 SMITH, WILLIAM D
U 10/06/2009 COMPLETED CRT RECORDING OF 10/05/09 FOR RAMONA TAYLOR JNC
S 10/07/2009 9280101473 COPY/TAPE FEES Received 20.00 SES
Paid by: SMITH, WILLIAM D
U PD BY LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P.S. INC. GEM
CITATION FILED

Docket continued on next page

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CLARK COUNTY DISTRICT COURT

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D O C K E T

CASE: 319364-02

Civil

PLAINTIFF/PETITIONER
PLA 01 SMITH, WILLIAM DDEFENDANT/RESPONDENT
DEF 01 HAUSINGER, JACINTO

TEXT - Continued

S 10/08/2009 OTH MOTNS Set for 10/28/2009 01:30 PM GEM
in Room 6 with Judge JPH

U EXHIBITS LOGGED #09-334 CAD

10/09/2009 SWORN DECLARATION REGARDING MILITARY SERVICE OF DEFENDANT/ GEM
JUDGMENT FOR COSTS-AFTER RECEIPT OF GARNISHED FUNDS FILED

10/21/2009 FILE TO JUDGE

10/23/2009 DEF MOTION FOR AWARD OF ATY FEES & COSTS FILED

10/27/2009 PER ATY FOR DEF CANCEL HEARING WILL RESET SXB

S OTH MOTNS on 10/28/2009 01:30 PM

U 10/30/2009 COMPLETED CD COPY OF 10/05/2009 FOR WILLIAM SMITH JNC
S 9303100518 COPY/TAPE FEES Received 20.00 SES
Paid by: SMITH, WILLIAM D

U 11/12/2009 FILE CHECKED OUT BY ATY STOUMBOS #7868/RIN BY 11-17-09 SZN
11/13/2009 FILE RETURNED TO DISTRICT COURT KLB

S 11/23/2009 OTH MOTNS Set for 11/23/2009 08:30 AM SXB
in Room 6 with Judge JPH
OTH MOTNS: Held
Proceedings Recorded on Tape No. 2-5 JPH
9327100339 COPY/TAPE FEES Received 1.50 SES
Paid by: SMITH, WILLIAM D

U PD BY ZACHARY H. STOUMBOS, ATTORNEY AT LAW

S 11/25/2009 9329101147 PREP TRANSCRIPT Received 20.00
Paid by: SMITH, WILLIAM D

U PD BY LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P.S. INC.
REQ FOR TRANSCRIPT OF JUDGMENT FILED BXT

S 12/01/2009 Judgment 1 Reas aty fee: Adjusted By 8,963.50 GEM
Reas aty fee: Total 8,963.50
Judgment 1 Other : Adjusted By 86.00
Other : Total 86.00
Total Judgment Amount 9,049.50
Balance Due 9,049.50

ACCOUNTING SUMMARY

	Total Due	Paid	Balance
Judgment 01	9,049.50		9,049.50

ADDITIONAL CASE DATA

Case Disposition
Disposition: OPEN

Judgments

01 Trial Judgment 10/05/2009 by JPH

Parties

Doing Business As KELLER WILLIAMS REALTY INC

Hearing Summary

Held MISCELLANEOUS MOTION ON 04/29/2009 AT 08:30 AM IN ROOM 2 WITH JPS

Docket continued on next page

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12/02/2009 3:02 PM

CLARK COUNTY DISTRICT COURT
D O C K E T

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CASE: 319364-02
Civil

PLAINTIFF/PETITIONER
PLA 01 SMITH, WILLIAM D

DEFENDANT/RESPONDENT
DEF 01 HAUSINGER, JACINTO

ADDITIONAL CASE DATA - Continued

Hearing Summary

Held	MISCELLANEOUS MOTION ON 06/02/2009 AT 09:00 AM IN ROOM 3	WITH DJZ
Held	CIVIL BENCH TRIAL ON 10/05/2009 AT 01:30 PM IN ROOM 6	WITH JPH
Held	MISCELLANEOUS MOTION ON 11/23/2009 AT 08:30 AM IN ROOM 6	WITH JPH

End of docket report for this case

RECEIVED
NOV 23 2009
 DISTRICT COURT
 CLARK COUNTY, WASH.

IN THE DISTRICT COURT OF THE STATE OF WASHINGTON
 IN AND FOR THE COUNTY OF CLARK

WILLIAM D. SMITH,

Plaintiff,

Case No. 319364-2

v.

JUDGMENT

JACINTO HAUSINGER and JANE DOE
 HAUSINGER, husband and wife, and
 PREMIER PARTNERS INC., dba KELLER
 WILLIAMS REALTY INC., and
 franchisees,

Defendants.

JUDGMENT SUMMARY

The following is recited to be in compliance with RCW 4.64.030:

1. Judgment Creditor: PREMIER PARTNERS INC.
dba KELLER WILLIAMS REALTY
2. Judgment Debtor: WILLIAM D. SMITH
3. Principal Judgment Amount: \$ 0.00
4. Attorneys' Fees: \$ 8,963 ⁵⁰/₁₀₀
5. Costs: \$ 86. ⁰⁰/₁₀₀
6. Attorneys' fees and costs shall bear interest at 12% per annum.
7. Attorney for Judgment Creditor: ZACHARY H. STOUMBOS
Landerholm, Memovich,
Lansverk & Whitesides, P.S.

This matter having previously come before the Court for trial on October 5, 2009, and the Court having entered an oral ruling dismissing the Plaintiff's case at the conclusion of the presentation of evidence and testimony by the Plaintiff, and the parties having stated in open court that they are waiving the entry of findings of fact and conclusions of law and that they are requesting that the Court proceed directly to judgment, the Court hereby makes the following rulings:

1. Plaintiff's complaint is hereby dismissed with prejudice.
2. Defendants are the prevailing parties pursuant to RCW 4.84.250, 270 and 280.
3. The Court has received and reviewed the offer of settlement previously submitted by the Defendants to the Plaintiff pursuant to RCW 4.84.250, et seq.
4. The Court has reviewed the Defendants' motion for an award of attorney's fees and costs. The Court rules that the hourly rate set out in the motion are reasonable and appropriate.

~~5. The Court rules that the following hours were reasonably expended and are appropriate for an award of attorney's fees:~~

~~ZHS 33.4 x \$250/hr. = \$ _____~~

~~RDP _____ x \$150/hr. = \$ _____~~

~~LAM _____ x \$135/hr. = \$ _____~~

~~TOTAL FEES APPROVED: \$ _____~~

6. The Court determines that costs in the amount of \$ 8,963⁵⁰ should be awarded to the Defendants.

7. Judgment is hereby entered in favor of the Defendant Premier Partners Inc. dba Keller Williams Realty in the amount of \$ 8,963⁵⁰ for fees and \$ 86.00 for costs.

8. This Judgment shall bear interest at the statutory rate.

ENTERED this 31 day of March, 2009.

JUDGE

Presented by:

LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.

Zach H. Stoumbos
ZACHARY H. STOUMBOS, WSBA #7868
Of Attorneys for Defendants

Approved as to form:

ROBERT D. MITCHELSON LAW OFFICE, P.S.

Robert D. Mitchelson
ROBERT D. MITCHELSON, WSBA #4595
Of Attorneys for Plaintiff

STATE OF WASHINGTON } ss.
COUNTY OF CLARK }

I, Rafaela D. Selga, Court Administrator and Clerk of the District Court of Clark County, Washington DO HEREBY CERTIFY that this document, consisting of 8 page(s), is a true and correct copy of the original now on file and of record in my office and as Court Clerk I am the legal custodian thereof.

Signed and sealed at Vancouver, Washington this date:

12/02/2009
RAFAELA D. SELGA, COURT ADMINISTRATOR

BY BKT
Deputy

JUDGMENT - 3
KELW03-000010 - 273648.doc

LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
805 Broadway Street, Suite 1000
P.O. Box 1080
Vancouver, WA 98666-1080
(360) 696-1312
(360) 696-2122 (Facsimile)