

**WHEN RECORDED RETURN TO:**

Attn: Katie Jo. Johnson  
McEwen Gisvold LLP  
1100 SW Sixth Avenue, Suite 1600  
Portland, OR 97204  
(503) 226-7321

**SEND FUTURE TAX STATEMENTS TO:**

Prindle Park LLC  
300 SW Deschutes Way, Suite 304  
Tumwater, WA 98501

**SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX**

31487  
SEP 30 2015

PAID Exempt  
Shirley Ferrell & Mike Ferrell  
SKAMANIA COUNTY TREASURER

**DOCUMENT TITLE(S):**

Amended Judgment

**REFERENCE NUMBER(S) of Documents assigned or released:**

NA

**GRANTORS/DEFENDANTS:**

Steve Ferrell and Mike Ferrell, as co-successor trustees of the Chester C. Ferrell Living Trust, dated July 22, 1992

**GRANTEE/PLAINTIFF:**

Prindle Park LLC, a Washington limited liability company

**LEGAL DESCRIPTION(Abbreviated):**

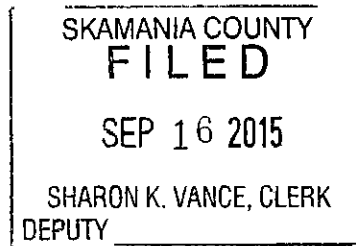
Lots 2, 3 and 4 of Block 1, and Lots 1, 2, 3 and 4 of Block 2  
(Complete legal on page 1 of document)

**TAX PARCEL NUMBER(S):**

01050510010000; 01050510010200; 01050510010300; 01050510010400; 01050510020000  
01050510020100; 01050510020200; and 01050510020300

Skamania County Assessor  
Date 9-28-15 Parcel# See Above  
Ym

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.



IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR THE COUNTY OF SKAMANIA

DOUGLAS W. MOORHOUSE, for the  
benefit of himself and PRINDLE PARK, LLC,

Case No. 06-2-00047-3

Plaintiff,

**AMENDED JUDGMENT**

v.

CHESTER C. FERRELL LIVING TRUST;  
STEVE FERRELL; LENTZ FERRELL;  
MIKE FERRELL; and GARY FERRELL,

Defendants.

THIS MATTER was tried before the Honorable Thompson E. Reynolds on January 28, 2008. The Court, after having reviewed the evidence and considered the arguments of the parties, made oral finding of fact and conclusions of law which are incorporated herein by this reference. Based upon those findings and conclusions and based also on any prior ruling made by the Court in this case, it is hereby

ORDERED, ADJUDGED AND DECREED that:

1. The statutory warranty deed executed by Chester C. Ferrell on behalf of the Chester C. Ferrell Living Trust on December 20, 2005, attached hereto as Exhibit A, is hereby reformed to conform to and fulfill the grantor's intention to convey the following described real property to Prindle Park LLC:

Lots 2, 3, 4 and 5 of Block 1 and Lots 1, 2, 3 and 4 of Block 2 of Prindle Park Estates, according to the official Plat thereof on file and of record at Page 131 of Book "A" of Plat's, Record's of Skamania County of Washington.

1 (the "Real Property").

2           2.       This Amended Judgment shall be recorded in the real property records of  
3 Skamania County, Washington and shall operate to vest fee simple title in Prindle Park LLC to  
4 the Real Property, effective December 20, 2005.

5           3.       No further deed or action shall be necessary to vest fee simple title in Prindle  
6 Park LLC to the Real Property, other than the recording of the Amended Judgment set forth in  
7 paragraph 2. The provision set out in the initial Judgment entered in this case on March 10,  
8 2008 that "Steve Ferrell and Mike Ferrell, as co-successor trustees of the Chester C. Ferrell  
9 Living Trust shall execute a reformed statutory warranty deed, effective December 20, 2005,  
10 conveying the Real Property to Prindle Park, LLC" is hereby void and stricken.

11           4.       Prindle Park LLC shall develop and sell the Real Property according to the terms  
12 of the agreement between Douglas W. Moorhouse, its sole remaining member, and Chester C.  
13 Ferrell, its former member, as follows:

14               a.       Prindle Park LLC shall develop the Real Property using commercially  
15 reasonable means according to its best business judgment. The Real Property will be considered  
16 developed once its access road is complete, each lot is sufficiently cleared to accommodate a  
17 single-family residence, public phone and electric utilities are installed to each lot, and all  
18 applicable regulatory conditions precedent to sale of the lots have been satisfied.

19               b.       Neither Prindle Park LLC, nor Douglas Moorhouse, its managing  
20 member, shall have the right to pledge any of the Real Property collateral for any loans. Any  
21 and all funds necessary to development of the Real Property shall be contributed to Prindle Park  
22 by Douglas Moorhouse as his capital contribution.

23               c.       Prindle Park LLC, in furtherance of its obligation to develop the Real  
24 Property, will cause the Real Property to be partially logged. The net proceeds to Prindle Park  
25 LLC from such logging shall be divided fifty-one percent (51%) to the Chester C. Ferrell Living  
26 Trust and forty-nine percent (49%) to Douglas W. Moorhouse.

1 d. The Chester C. Ferrell Living Trust shall receive one hundred percent  
2 (100%) of the gross sale proceeds of the sale of Lot 5, Block 1.

3 e. The Chester C. Ferrell Living Trust shall receive fifty-one percent (51%)  
4 and Douglas W. Moorhouse shall receive forty-nine percent (49%) of the net sale proceeds of  
5 the remaining lots that comprise the Real Property, after deducting the costs to develop those  
6 remaining lots.

7 5. This Amended Judgment replaces and supersedes that Judgment entered on  
8 March 10, 2008 in this case.

9  
10 DATED this 16 day of SEP, 2015.

11  
12  
13 Judge Brian Altman

14 Presented by:  
15 McEwen Gisvold LLP

16  
17 Katie Jo Johnson, WSBA No. 46143  
18 J. Kurt Kraemer, WSBA No. 29509  
19 Of Attorneys for Plaintiff Douglas W. Moorhouse /  
Prindle Park LLC

**CERTIFICATE OF SERVICE**

I hereby certify that on the 3rd day of September, 2015, I served the within PROPOSED AMENDED JUDGMENT on the attorneys listed below by the methods indicated below on said day.

Steve Ferrell  
166 N. Circle Drive  
Tygh Valley, OR 97063

U.S. Mail ☒  
Facsimile ☐  
Hand Delivery ☐  
E-Mail ☐

Lents Ferrell  
27494 S. Gard Road  
Mulino, OR 97042

U.S. Mail ☒  
Facsimile ☐  
Hand Delivery ☐  
E-Mail ☐

Mike Ferrell  
6420 W. Victoria Ave.  
Kennewick, WA 99336

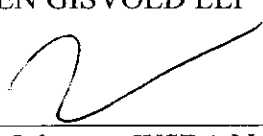
U.S. Mail ☒  
Facsimile ☐  
Hand Delivery ☐  
E-Mail ☐

Gary Ferrell  
27494 S. Gard Road  
Mulino, OR 97042

U.S. Mail ☒  
Facsimile ☐  
Hand Delivery ☐  
E-Mail ☐

DATED: September 3, 2015.

MCEWEN GISVOLD LLP

  
Katie Jo Johnson, WSBA No. 46143  
J. Kurt Kraemer, WSBA No. 29509  
Of Attorneys for Plaintiff Douglas W.  
Moorhouse / Prindle Park LLC

Unofficial  
Copy

State of Washington } SS  
County of Skamania }

I Sharon K. Vance, County Clerk of the Superior 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 County Clerk, I am the legal custodian thereof.

Signed and sealed at Stevens, Washington  
this date Sept. 16, 2015 Sharon K. Vance  
Sharon K. Vance County Clerk

By [Signature] Deputy

WHEN RECORDED MAIL TO:  
Richard Egner, Jr  
1550 NW Eastman Parkway, #150  
Gresham, OR 97030

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STATUTORY WARRANTY DEED

The grantor CHESTER C. FERRELL, Sole Trustee of the FERRELL LIVING TRUST dated July 22, 1992, for and in consideration of \$ -0- consideration in hand paid, conveys and warrants to PRINDLE PARK LLC the following described real estate, situated in the County of Skamania, State of Washington:

Lots 1, 2, 3, 4 and 5 of Block 1 and Lots 1, 2, 3, and 4 of Block 2 of Prindle Park Estates, according to the official Plat Thereof on File and of Record at Page 131 of Book "A" of Plat's, Record's of Skamania County of Washington.

Dated this 20 day of December, 2005.

Chester C. Ferrell, sole Trustee, or his successor in Trust under the Ferrell Living Trust, dated July 22, 1992, and any amendments thereto.

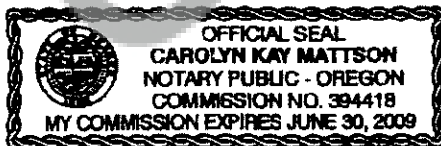
Chester C Ferrell  
Chester C. Ferrell, Sole Trustee

STATE OF OREGON, County of Multnomah )

On Dec. 20, 2005 personally appeared the above named Chester C. Ferrell, Sole Trustee of the Ferrell Living Trust, dated July 22, 1992, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Carolyn Kay Mattson  
Notary Public for Oregon  
My Commission expires: 6-30-2009



RECORDING REQUESTED BY  
Chester C. Ferrell, Sole Trustee

MAIL TAX STATEMENTS TO:  
Chester C. Ferrell  
12100 SE Nella Way  
Clackamas, OR 97015