

RETURN ADDRESS

- MULLINS LAW FIRM, PLLC -
- Riverview Tower, Suite 1020 -
- 900 Washington Street -
- Vancouver, WA 98660 -
- -

Please print neatly or type information

Document Title(s)

Judgment

Reference Number(s) of related documents:

Additional Reference #'s on page ____

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

Riverside Estates Association
Additional grantors on page ____

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

Gallagher, Andrew and Lanagan, Patrick
Additional grantees on page ____

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

Lot 4, Riverside Estates, Vol. B, Pg. 44
Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number

02-05-29-3-0-0800-00
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.

Signature of Requesting Party

SKAMANIA COUNTY
FILED
 APR 14 2016
 SUPERIOR COURT CLERK

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

PATRICK LANAGAN and ANDREW
 GALLAGHER

Plaintiffs,

v.

RIVERSIDE ESTATES ASSOCIATION, a
 Washington non-profit corporation,

Defendant.

Case No. 16-2-00020-9

DEFAULT JUDGMENT

Clerk's Action Required

16.9.0052.2

JUDGMENT SUMMARY REQUIRED BY RCW 4.64.030

Judgment Creditors		Patrick Lanagan and Andrew Gallagher
Judgment Creditors' Attorney		James D. Mullins Mullins Law Firm, PLLC 900 Washington Street, Ste. 1020 Vancouver, Washington 98660
Judgment Debtor		Riverside Estates Association, a Washington non-profit corporation
Judgment Debtor's Attorney		None

DEFAULT JUDGMENT - 1

Y:\UDM Directory\Lanagan re Riverside Estates Easement\WP --
 Pldgs\Default Judg.docx

MULLINS LAW FIRM, PLLC
 900 Washington Street, Suite 1020
 Vancouver, Washington 98660
 (360) 737-1496 (503) 289-5947

1	Principal Judgment		None
2	Prejudgment Interest		None
3	Attorney Fees		None
4	Statutory Costs		None- Waived
5	Amount of Total Judgment		None
6	Abbreviated description of real property in which any right, title, or interest was awarded by the judgment (including lot, block and plat, or section, township and range, and reference to the judgment page number where the full legal description is included):		Lot 4, Riverside Estates, Vol. B, Page 44 See Page 3
7	Assessor's Property Tax Parcel/Account No.:		02-05-29-3-0-0800-00

JUDGMENT

This case came on before the Court this day for a hearing on the *Motion for Entry of Default Judgment* filed in this case by plaintiffs Patrick Lanagan ("Lanagan") and Andrew Gallagher ("Gallagher"). Present in Court were Lanagan and Gallagher and James D. Mullins, their legal counsel. Defendant Riverside Estates Association (the "Riverside HOA") did not appear through its representatives or through legal counsel.

The Court reviewed its record and noted that the Riverside HOA had previously been ordered to be in default due to its failure to file or serve an answer or other responsive pleading in this lawsuit within the time allowed by law after it was served with copies of the *Summons* and *Complaint* on file in this lawsuit. The Court then heard the testimony of

DEFAULT JUDGMENT - 2

Y:\VDM Directory\Lanagan re Riverside Estates Easement\WP --
Pldgs\Default Judg.docx

MULLINS LAW FIRM, PLLC

900 Washington Street, Suite 1020
Vancouver, Washington 98660
(360) 737-1496 (503) 289-5947

1 Lanagan and Gallagher, reviewed the exhibits which were offered and admitted into
2 evidence, and heard the comments of counsel. Based on the foregoing, the Court made and
3 entered its *Findings of Fact and Conclusions of Law*.

4 Based on the foregoing, THE COURT HEREBY ORDERS, ADJUDGES AND
5 DECREES AS FOLLOWS:

6 1. The "pedestrian easement" ten feet in width which extends from northwest to
7 southeast adjacent to the southerly boundary of the following described real property
8 located in Skamania County, Washington:

9 Lot 4, Riverside Estates, according to the plat thereof recorded in Book B of
10 Plats, Page 44, records of Skamania County, State of Washington,
11 which real property is owned by plaintiffs Patrick Lanagan and Andrew Gallagher, is
12 hereby declared to have been abandoned by defendant Riverside Estates Association and all
13 of its members as a result of its non-use. The said "pedestrian easement" is further hereby
14 declared to be terminated and extinguished. The location of the said "pedestrian easement"
15 is depicted on the plat of Riverside Estates which was recorded on or about March 27, 1980,
16 in Book B of Plats, Page 44, records of Skamania County, Washington. An accurate and
17 complete copy of the plat of Riverside Estates with marks indicating the location of the
18 "pedestrian easement" which is hereby declared to be terminated and extinguished is
19 attached hereto as Exhibit A and is incorporated herein by reference.

20 2. Plaintiffs Patrick Lanagan's and Andrew Gallagher's title to the following
21 described real property located in Skamania County, Washington:

22 Lot 4, Riverside Estates, according to the plat thereof recorded in Book B of
23 Plats, Page 44, records of Skamania County, State of Washington,
24

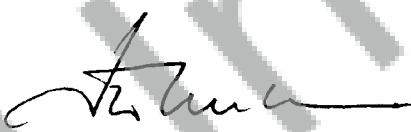
1 is hereby quieted in them as against all claims of defendant Riverside Estates Association
2 and/or any of its members, other than plaintiffs Patrick Lanagan and Andrew Gallagher, and
3 all persons or entities who may claim by, through or under defendant Riverside Estates
4 Association and/or any of its members, other than plaintiffs Patrick Lanagan and Andrew
5 Gallagher, to any interest in or right to use any or all portions of the said real property which
6 may be burdened by the "pedestrian easement" which is hereby declared to be terminated
7 and extinguished.

8 3. Consistent with the waiver stipulated to by Lanagan and Gallagher, the Court
9 makes no award for statutory costs against the defendant.

10 Dated this April 14, 2016.

11
12
13 JUDGE

14 Presented by:

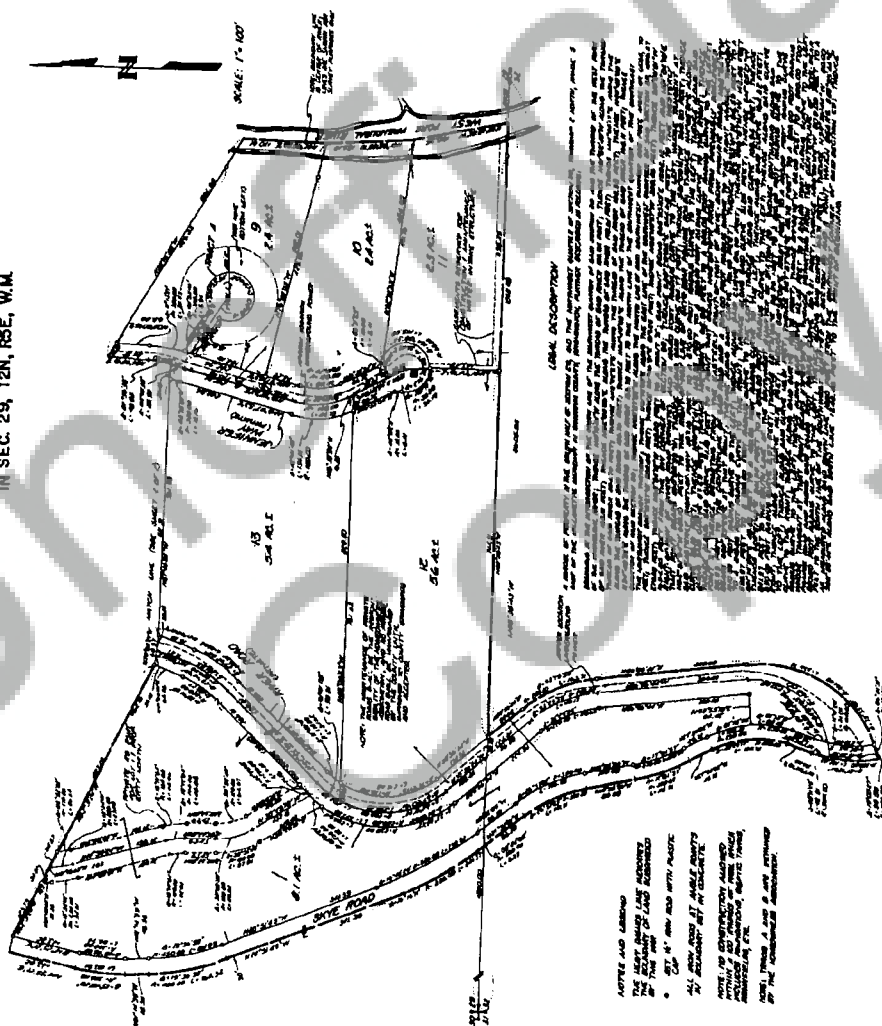
15
16 

17 James D. Mullins, WSBA No. 6238
18 Attorney for Plaintiffs Patrick Lanagan and
19 Andrew Gallagher
20
21
22
23
24

EXHIBIT A

RIVERSIDE ESTATES

N SEC. 29, T2N, R5E, W.M.



WHICH NOW BY THESE PRESENTS THE UNDERSIGNED OWNERS
OF THE SAID SHIP HAVE APPOINTED DECLARED THAT SAID AND DESIGN-
ATE TO THE SERVICE OF THE SAID SHIP ALL SHIPS AND SHIPS
ALL CLAIMS AND DEMANDS EXCEPT ANY CLAIMS OR DEMANDS
PARASING FROM THE CONSTRUCTION AND MERCHANTABILITY OF SAID SHIP
IN ANYWISE INCURRED BY HAVE ACCEPTED BY OUR Selves and ARE
THIS 15th DAY OF MARCH 1887

John A. Feltner

ACAP/0017 02/01/07

14-00000
PAGE 10
14-00000
PAGE 11
14-00000
PAGE 12
14-00000
PAGE 13
14-00000
PAGE 14
14-00000
PAGE 15
14-00000
PAGE 16
14-00000
PAGE 17
14-00000
PAGE 18
14-00000
PAGE 19
14-00000
PAGE 20
14-00000
PAGE 21
14-00000
PAGE 22
14-00000
PAGE 23
14-00000
PAGE 24
14-00000
PAGE 25
14-00000
PAGE 26
14-00000
PAGE 27
14-00000
PAGE 28
14-00000
PAGE 29
14-00000
PAGE 30
14-00000
PAGE 31
14-00000
PAGE 32
14-00000
PAGE 33
14-00000
PAGE 34
14-00000
PAGE 35
14-00000
PAGE 36
14-00000
PAGE 37
14-00000
PAGE 38
14-00000
PAGE 39
14-00000
PAGE 40
14-00000
PAGE 41
14-00000
PAGE 42
14-00000
PAGE 43
14-00000
PAGE 44
14-00000
PAGE 45
14-00000
PAGE 46
14-00000
PAGE 47
14-00000
PAGE 48
14-00000
PAGE 49
14-00000
PAGE 50
14-00000
PAGE 51
14-00000
PAGE 52
14-00000
PAGE 53
14-00000
PAGE 54
14-00000
PAGE 55
14-00000
PAGE 56
14-00000
PAGE 57
14-00000
PAGE 58
14-00000
PAGE 59
14-00000
PAGE 60
14-00000
PAGE 61
14-00000
PAGE 62
14-00000
PAGE 63
14-00000
PAGE 64
14-00000
PAGE 65
14-00000
PAGE 66
14-00000
PAGE 67
14-00000
PAGE 68
14-00000
PAGE 69
14-00000
PAGE 70
14-00000
PAGE 71
14-00000
PAGE 72
14-00000
PAGE 73
14-00000
PAGE 74
14-00000
PAGE 75
14-00000
PAGE 76
14-00000
PAGE 77
14-00000
PAGE 78
14-00000
PAGE 79
14-00000
PAGE 80
14-00000
PAGE 81
14-00000
PAGE 82
14-00000
PAGE 83
14-00000
PAGE 84
14-00000
PAGE 85
14-00000
PAGE 86
14-00000
PAGE 87
14-00000
PAGE 88
14-00000
PAGE 89
14-00000
PAGE 90
14-00000
PAGE 91
14-00000
PAGE 92
14-00000
PAGE 93
14-00000
PAGE 94
14-00000
PAGE 95
14-00000
PAGE 96
14-00000
PAGE 97
14-00000
PAGE 98
14-00000
PAGE 99
14-00000
PAGE 100

THROUGHOUT'S CERTIFICATE

ATTEST
J. C. Tolsted THIS 29th DAY OF March 1904

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY,
MISSOURI, THIS 15th DAY OF JULY 1935.

Wm. E. Bowers Secretary

PROPERTY PROVIDED SUBJECT TO SURVEY OF THE LAND AND MINES, ETC.

RECORDED COPY

[illegible][illegible][illegible]

© 2000 Blackwell Science Ltd

USE LABEL FOR CLASSIFICATION AND RECLASSIFICATION FOR PLD, AND BY LINE OF ACTIVITY. 037872
ABSTRACTING ACCORDING TO BOOK 45 OF

NOTE: AND BEHIND
THE HEAVY BRICKS LAY SUPPORTS
THE BRICKS OF LANE REMOVED
AT THIS POINT

• SET #1 NOW BUILT WITH PLASTIC
CAP

ALL NOW BUILT AT ANGLES SUPPORTS
IN BRICKWORK SET IN CONCRETE

NOTE: NO CONSTRUCTION ALLOWED
WITHIN A 10' ZONE FROM THE WALLS
BECAUSE OF THE BRICKWORK, BRICK TILES,
REINFORCING, ETC.

NOTE: THESE 4 BAYS WERE STRENGTHENED
THE ANCHORAGE AND BRICKWORK

book B Plats Page 44

Box B Plate Page 4/5

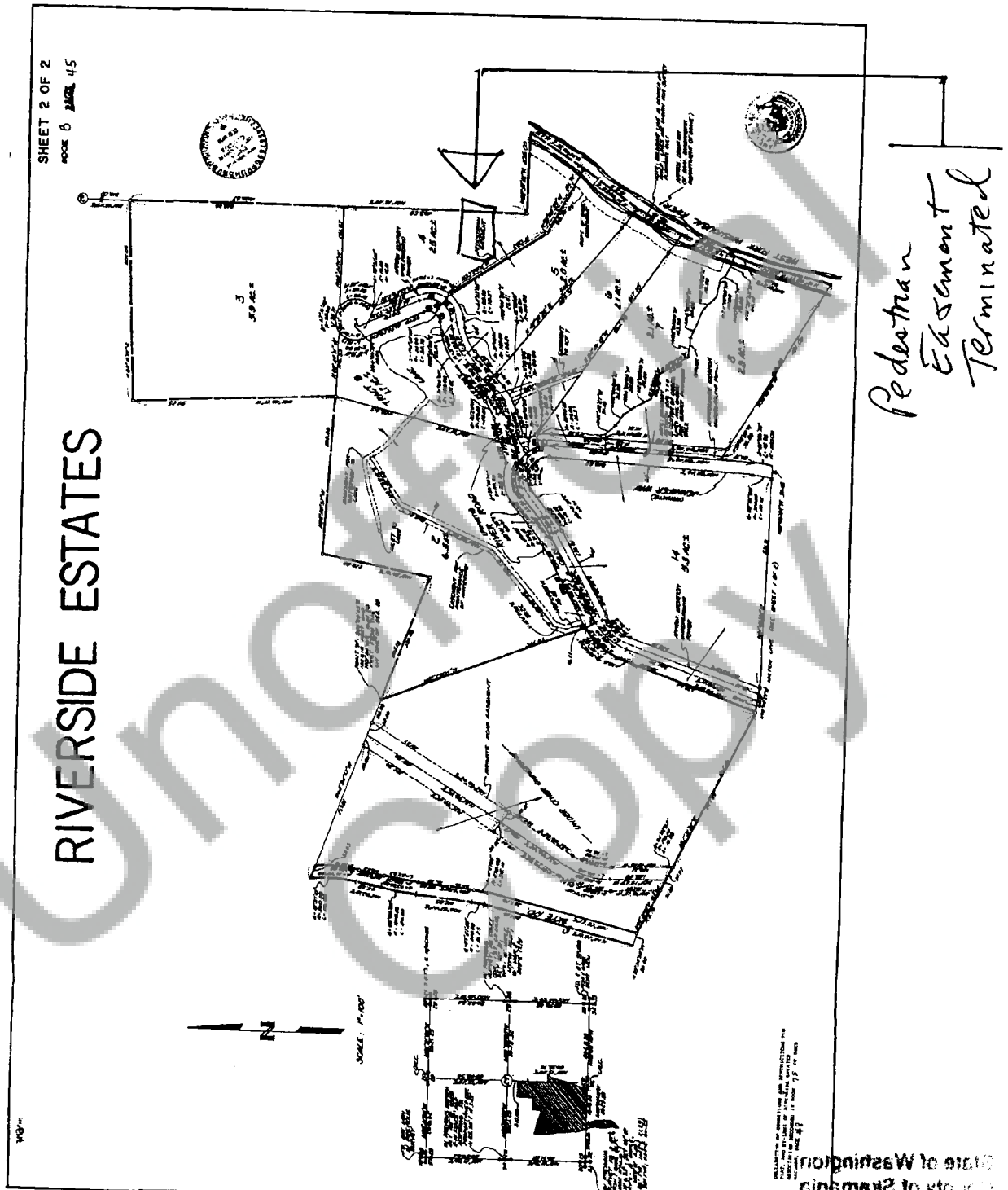
SECRET

b6
b7C

to the fact that the instrument, consisting of a copy of the original now on file and to mount in my file, and the legal custody of the instrument is held by Mr. [redacted] and is located at [redacted] Washington, D.C.

City of Skramnia
State of Washington

DECLASSIFICATION OF CONTINUING AND INTERMITTENT FBI
PIAF, AND BY-LAW AS APPLICABLE



Unofficial
Copy

State of Washington

County of Skamania

County Clerk of the Superior Court of Skamania County, DO HEREBY
CERTIFY that this instrument, consisting of 7 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 Stevenson, Washington

this date

7/2/16 Trace Cross

Skamania County Clerk

By

Qua Munsch

Deputy Clerk