



WHEN RECORDED RETURN TO:

Cam Thomas

52 Thomas Rd

Underwood WA 98651

DOCUMENT TITLE(S)

Default Judgment for Quiet Title

REFERENCE NUMBER(S) of Documents assigned or released:

N/A

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Cam Thomas v. Thomas Helmick et al, Skamania County
Superior Court

☒ Additional names on page 1 of document.

GRANTEE(S):

Defendants Thomas Helmick, et al

☒ Additional names on page 1 of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Ptn. Sec 22, T3N, R10E W.M.

☒ Complete legal on page 1 of document.

TAX PARCEL NUMBER(S):

None

☐ Additional parcel numbers on page ____ of document.

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.

SKAMANIA COUNTY
FILED

SEP 28 2018

GRACE D. CROSS
SUPERIOR COURT CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF SKAMANIA

CAM THOMAS,

Plaintiff,

vs.

) Case No. 17-2-00-134-30

) DEFAULT JUDGMENT FOR QUIET
) TITLE

THOMAS HELMICK; ELLEN KOCHERT;
DAUNA FIELD; MIKE SCOTT; ANITA
JOHNSON; JOHN M. SCOTT; MARTIN D.
SCOTT; RICHARD SUCKOW; JAMES E.
SUCKOW; STEVEN L. SUCKOW; DAVID S.
SUCKOW; CASEY McGUIRE; MIKE McGUIRE;
UNKNOWN HEIRS AND DEVISEES OF RUBY
DOLLY SOOTER, Deceased; and also ALL
OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, ESTATE,
LIEN OR INTEREST IN THE REAL
ESTATE DESCRIBED IN THE COMPLAINT
HEREIN,

Defendants.

THIS MATTER came before the Court on Plaintiff's Complaint for a judgment quieting title in Plaintiff, Cam Thomas, to the real property hereinafter described and declaring him to be the fee simple owner thereof free and clear of any estate, title claim, lien or interest of the Defendants or any of them.

THE COURT HEREBY FINDS, based upon the files and records in this case, and the Affidavit of Victor W. VanKoten, that:

The Defendants herein named are not minors, nor incompetent, nor incapacitated persons, nor in any military service of the United States of America; an Order of Default was entered in this case against all Defendants on August 14, 2018; Plaintiff and Plaintiff's predecessors in interest have had actual, open, notorious, exclusive, hostile and continuous possession of the

1 Property described below since on or about 1968; and Defendants are estopped from claiming
2 any right, title or interest therein by the doctrines of adverse possession, estoppel in pais, and
3 mutual recognition and acquiescence.

4 NOW, THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED as follows:

5 1. Plaintiff, Cam Thomas, is the fee simple owner of the following described parcel of
6 real property located in Skamania County, Washington:

7 The North ½ of Lot 4 in section 22, Township 3 North, Range 10 East
8 of the Willamette Meridian EXCEPT the Westerly 600 feet thereof.

9 ALSO EXCEPT that portion within Sooter Subdivision, recorded in
10 Book A of Plats, Page 138, Skamania County Records.

11 2. Plaintiff is the owner of said real property free of any estate, title, lien or interest of
12 Defendants Thomas Helmick, Ellen Kochert, Dauna Field, Mike Scott, Anita Johnson, John M.
13 Scott, Martin D. Scott, Richard Suckow, James E. Suckow, Steven L. Suckow, David S. Suckow,
14 Casey McGuire, Mike McGuire, Unknown Heirs and Devisees of Ruby Dolly Sooter, and also
15 all other persons or parties unknown.

16 3. The aforesaid Defendants, and anyone claiming under any of them, are hereby enjoined
17 from asserting any estate, title, claim, lien or interest in the aforesaid Property or any portion
18 thereof.

19 DATED this 28 day of Sept, 2018.

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22
23 Respectfully Submitted By:

24 Victor W. VanKoten, WSBA No. 41615
25 Attorney for Plaintiff
26



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 2 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 9-28-2018 Brace O'Cross
Skamania County Clerk

By Jabene A. Sh Deputy Clerk