

When Recorded Return To:

NELSON LAW FIRM, PLLC

1717 OLYMPIA WAY, SUITE 204

LONGVIEW, WA 98632

Skamania County, WA

Total:\$114.50

MISC

Pgs=12

Request of: NELSON LAW FIRM PLLC

2020-000608

03/12/2020 03:38 PM



00002994202000006080120124

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S

INDEXING FORM (Cover Sheet)

RCW 65.04

Please print or type information

Document Title(s) (or, transactions contained therein):

JUDGMENT QUIETING TITLE

Reference Number(s) of Documents assigned or released:

☐ Additional reference #'s on page ☐ of document.

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

COLTRANE INVESTMENT, INC.

☐ Additional Grantor(s) on page ☐ of document.

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

DUGGAN FALLS WATER SYSTEM

☐ Additional Grantee(s) on page ☐ of document.

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

NW 1/4, NW 1/4, SECTION 14, TOWNSHIP 2 NORTH, RANGE 5 EAST, W.M.

☐ Additional legal description on page ☐ of document.

Assessor's Property Tax Parcel/Account Number(s):

02051422011800, 02051422011900

☐ Assessor Tax # not yet assigned.

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

SKAMANIA COUNTY
FILED

JUN 24 2019

GRACE D. CROSS
SUPERIOR COURT CLERK

SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

DUGGAN FALLS WATER SYSTEM,
a Washington Non-Profit Corporation

Plaintiff,

v.

COLTRANE INVESTMENT, INC.;
NATHAN COLTRANE and JANE DOE
COLTRANE, husband and wife, and the
marital community composed thereof,

Defendants.

No. 18-2-00024-30

JUDGMENT QUIETING TITLE

JUDGMENT SUMMARY

Judgment Creditor:

Duggan Falls Water System, a Washington Non-Profit
Corporation

Judgment Debtor:

Coltrane Investments, Inc., Nathan Coltrane and Jane
Doe Coltrane, husband and wife

Principal Judgment Amount: \$ 0.00

Interest to Date of Judgment: \$ 0.00

Attorneys' Fees: \$ 0.00

Costs: \$ 0.00

JUDGMENT QUIETING TITLE

1 Other Recovery Amounts: \$ 0.00

2 Attorney for Judgment Creditor: David A. Nelson

3 Attorney fees, costs and other recovery amounts shall bear interest at the rate of
4 twelve (12%) percent per annum.

5 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the property
6 described as the "Well Site" as depicted on the Plat of Hideaway on Washougal recorded at
7 Book A, Page 151 (Exhibit "A"), and as set forth in the Phillip Gustin surveys attached as
8 Exhibit "B" and Exhibit "C", shall be, and is quieted in Duggan Falls Water System.

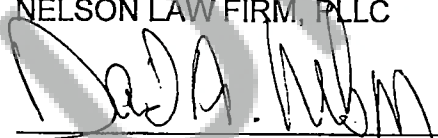
9 DONE IN OPEN COURT this 24th day of June, 2019.

10
11 Skamania County Superior Court

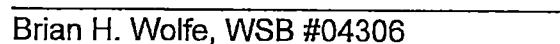
12
13 
14 JUDGE

15 Presented by:

16 NELSON LAW FIRM, PLLC

17 
18 David A. Nelson WSB #19145
Attorney for Plaintiff

19 Approved as to form:

20
21 
22 Brian H. Wolfe, WSB #04306
Attorney for Defendants

23 JUDGMENT QUIETING TITLE

Other Recovery Amounts: \$ 0.00

Attorney for Judgment Creditor: David A. Nelson

Attorney fees, costs and other recovery amounts shall bear interest at the rate of twelve (12%) percent per annum.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the property described as the "Well Site" as depicted on the Plat of Hideaway on Washougal recorded at Book A, Page 151 (Exhibit "A"), and as set forth in the Phillip Gustin surveys attached as Exhibit "B" and Exhibit "C", shall be, and is quieted in Duggan Falls Water System.

DONE IN OPEN COURT this _____ day of _____, 2019.

Skamania County Superior Court

JUDGE

Presented by:

NELSON LAW FIRM, PLLC

David A. Nelson WSB #19145
Attorney for Plaintiff

Approved as to form:

Presentations Waived


Brian H. Wolfe, WSB #04306
Attorney for Defendants

JUDGMENT QUIETING TITLE

1
2
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4
5
6 SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

7 DUGGAN FALLS WATER SYSTEM,)
8 a Washington Non-Profit Corporation)

9 Plaintiff,)

No. 18-2-00024-30

10 v.)

GR 17 DECLARATION RE:
SIGNATURE OF BRIAN
WOLFE

11 COLTRANE INVESTMENT, INC.;)
12 NATHAN COLTRANE and JANE DOE)
COLTRANE, husband and wife, and the)
marital community composed thereof,)

13 Defendants.)

14 David A. Nelson declares as follows:

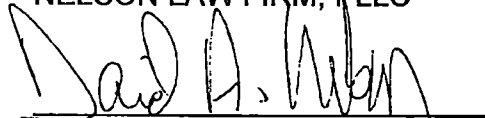
15 I am over 18 years of age and am competent to make this Declaration.

16 I have examined the signature of Brian Wolfe on the JUDGMENT
17 QUIETING TITLE and determined that it consists of 2 pages and that it is
18 complete and legible.

19 I declare under penalty of perjury that the forgoing is true and correct.

20 Dated this 21st day of June, 2019.

21 NELSON LAW FIRM, PLLC

22 

23 David A. Nelson WSB #19145
24 Attorney for Plaintiff

EXHIBIT “A”

Unofficial
Copy

332
182
151

151

A

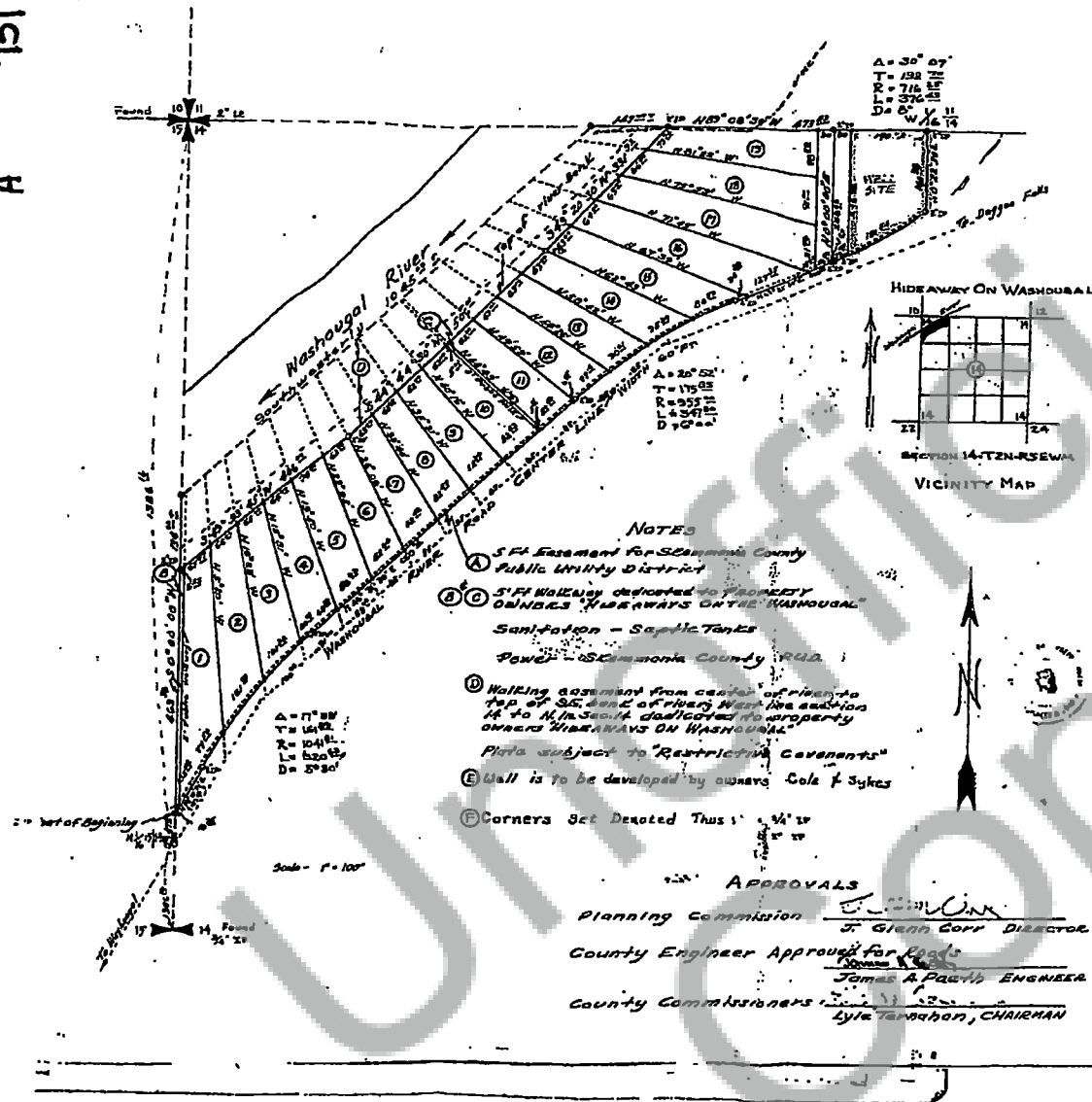


EXHIBIT "B"

Unofficial
Copy

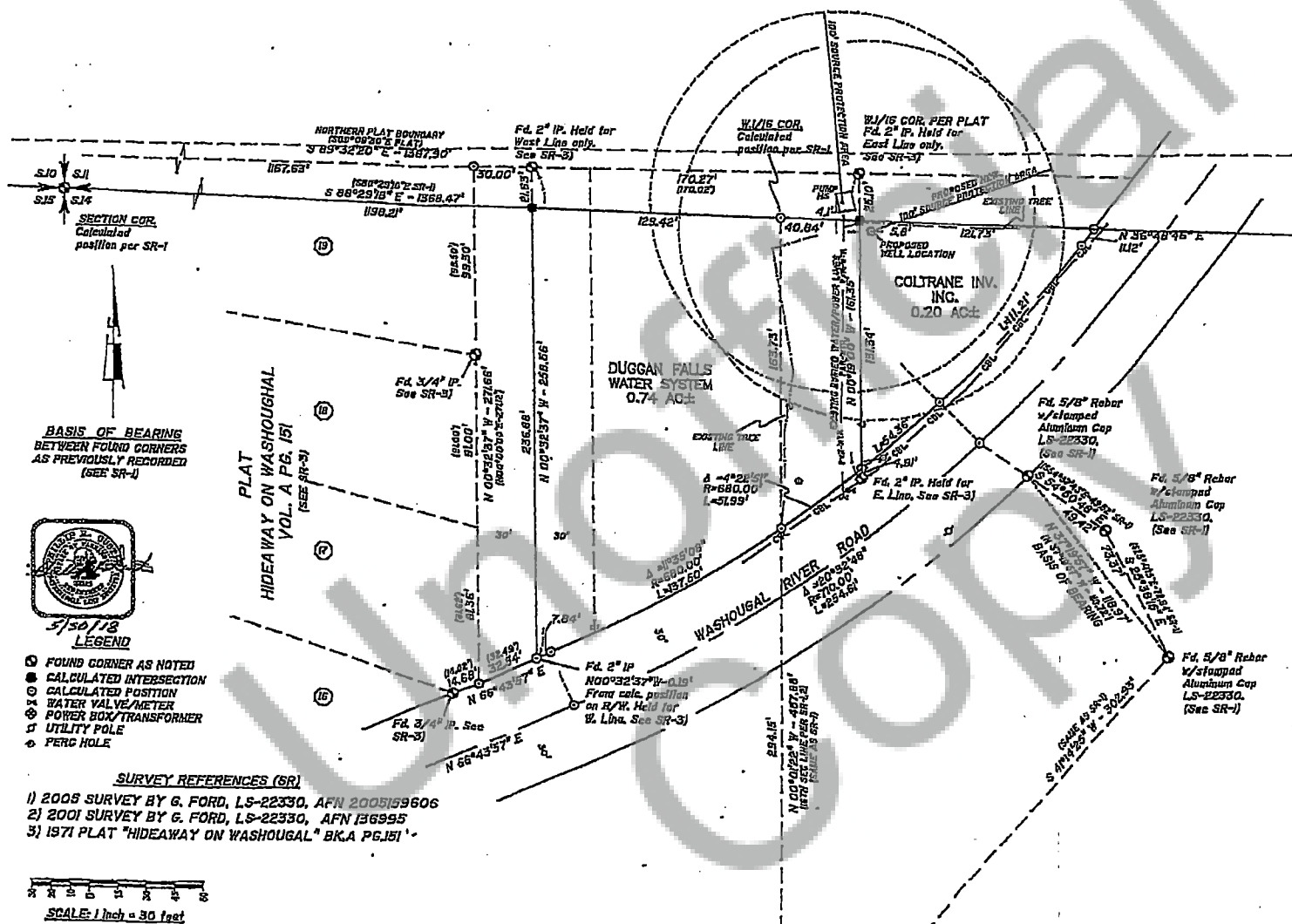
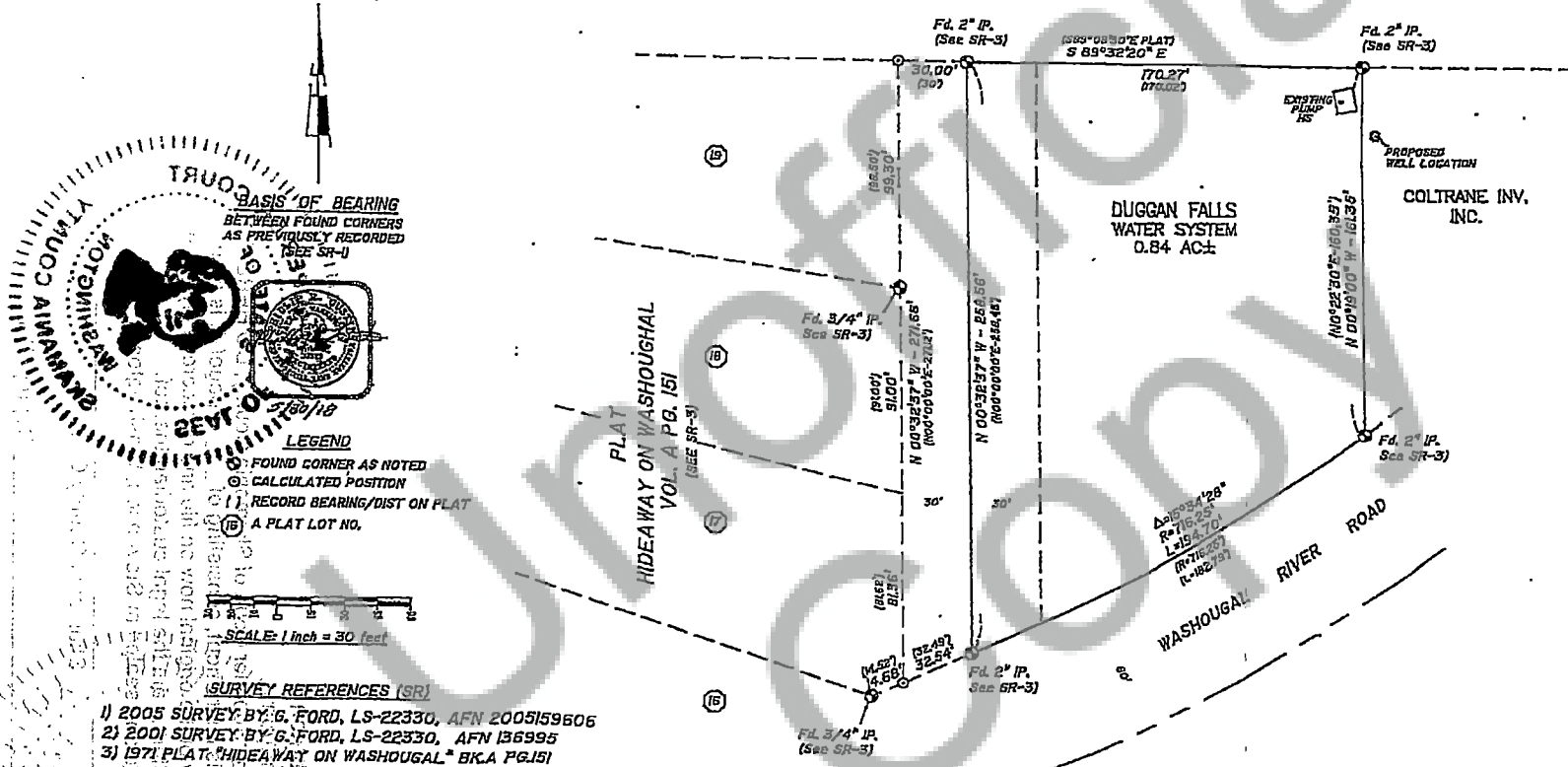


EXHIBIT "C"

Unofficial
Copy

EXHIBIT OF "WELL SITE PARCEL"
BASED ON FOUND PLAT MONUMENTS



State of Washington
County of Skamania

County Clerk of the Superior Court of Skamania County, DO HEREBY
CERTIFY that this instrument, consisting of 10 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 3-5-2020 Grace D. Case
Skamania County Clerk

By [Signature]

Deputy Clerk

