

Skamania County, WA

Total: \$208.50 Pgs=6

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Request of: LANDERHOLM, P.S.

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2022-000369

02/24/2022 08:43 AM

WHEN RECORDED RETURN TO:

JEFF LINDBERG

Landerholm, P.S.

805 Broadway Street, Suite 1000

Vancouver, WA 98660

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

JUDGMENT QUIETING TITLE

REFERENCE NUMBER(S) of Documents assigned or released:

SKAMANIA COUNTY SUPERIOR COURT CASE NO. 21-2-00009-30; Deed of Trust 2007165956;

Assignment of Deed of Trust 2010174643

☐ Additional numbers on page ____ of document.

GRANTOR(S):

1. THOMAS A. LARSEN

2. THE WATERMARK GROUP, INC., an Oregon corporation

3. _____

4. _____

☐ Additional names on page ____ of document.

GRANTEE(S):

1. STEPHEN UTTER and TERESA MOSS UTTER, 2. _____
husband and wife

3. _____

4. _____

☐ Additional names on page ____ of document.

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

Cabin No. 150 of Northwoods, Skamania Co, Washington

☒ Complete legal on page 4 of document.

Assessor's Property Tax Parcel # 96-000150

☐ 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.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

SKAMANIA COUNTY
FILED

FEB 17 2022

GRACE D. CROSS
SUPERIOR COURT CLERK

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

STEPHEN UTTER and TERESA MOSS
UTTER, husband and wife,

Plaintiffs,

v.

THOMAS A. LARSEN; THE
WATERMARK GROUP, INC., an Oregon
corporation,

Defendants.

Case No. 21-2-00009-30

JUDGMENT QUIETING TITLE

The following is recited in compliance with RCW 4.64.030:

1. This Judgment Quieting Title affects title to the following real property:

Skamania Co. Assessor's Parcel No.: 96-000150

Legal Description:

Abbreviated Legal Description:

See Exhibit A on page 4, incorporated herein
Cabin No. 150 of Northwoods, Skamania Co,
Washington

2. This Judgment provides for the payment of money as follows:

Judgment Creditors:

Stephen Utter and Teresa Moss
Utter, husband and wife

Attorney for Judgment Creditors:

Jeff Lindberg, WSBA #32444

Judgment Debtors:

Thomas A. Larsen
The Watermark Group, Inc.

Judgment Principal:

\$0.00

Attorney Fees:

\$ 27,299.50

Costs:

\$ 961.42

Interest:

12% per annum from the date of
entry of this Judgment

1 This matter having come before the Court for entry of judgment after the Court
2 granted Plaintiff's Motion and Declaration for Order of Default against Defendant The
3 Watermark Group, Inc. and after the Court granted Plaintiff's Motion for Summary
4 Judgment, it is hereby **ORDERED, ADJUDGED, AND DECREED:**

- 5 1. Title in and to the leasehold interest identified as Skamania County
6 Assessor's Property Tax Account No. 96-000150, for which a complete
7 description is attached hereto as **Exhibit A**, is hereby quieted in the name
8 of Plaintiffs Stephen Utter and Teresa Moss Utter, husband and wife, free
9 and clear of any claims or liens of Defendants Thomas Larsen or The
10 Watermark Group, Inc. or any party claiming by or through these
11 Defendants, and free and clear of the Deed of Trust recorded under
12 Skamania County Auditor's File No. 2007165956, the Assignment of
13 Leasehold Interest recorded under Skamania County Auditor's File No.,
14 2007165957, and the Assignment of Deed of Trust recorded under
15 Skamania County Auditor's File No. 2010174643, as those terms are
16 defined in Plaintiffs' Complaint.
- 17 2. Section 20 of the Deed of Trust recorded under Skamania County
18 Auditor's File No. 2007165956, which purports to waive any defense
19 based on the statute of limitations, is void as against public policy.
- 20 3. Plaintiffs shall cause a certified copy of this Judgment to be recorded
21 with the Skamania County Auditor.
- 22 4. Plaintiffs are the prevailing party in this action and are entitled to recover
23 their costs and reasonable attorney fees incurred in this action pursuant to
24 Section 23 of the Deed of Trust recorded under Skamania County
25 Auditor's File No. 2007165956. The Court, having considered Plaintiffs'
26 Motion for an Award of Attorney Fees and Costs, together with the



1 accompanying Declaration of Jeff Lindberg, and any response submitted
2 by Defendants, awards Plaintiffs \$ 961.⁴⁶ in litigation-
3 related costs and expenses, and \$ 27,299.⁵⁶ in attorney fees.
4 Defendants Thomas Larsen and The Watermark Group, Inc. shall be
5 jointly and severally liable for the award of attorney fees and costs.

- 6 5. The monetary award set forth in this Judgment shall accrue interest at a
7 rate of 12% per annum from entry of this Judgment until paid in full.

8 ENTERED this 17th day of February, 2022.

9
10 RK
11 SUPERIOR COURT JUDGE/COMMISSIONER

12 RANDALL C. KROG

13 Presented by:

14 LANDERHOLM, P.S.

15 [Signature]
16 JEFF LINDBERG, WSBA #32444
17 Of Attorneys for Plaintiffs

18 Approved as to form, notice of presentation waived:

19 [Signature]
20 Defendant Thomas A. Larsen
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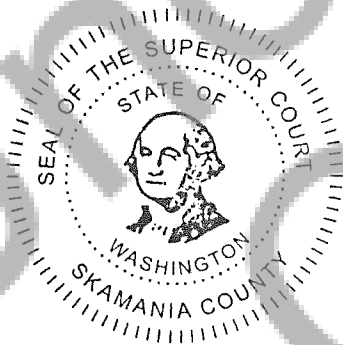
EXHIBIT A

EXHIBIT "A"

A LEASEHOLD ESTATE FOR A TERM OF 48 YEARS ARISING OUT OF A LEASE BETWEEN WATER FRONT RECREATION, INC., AS LESSOR AND DOUG O. IRONS AND LORI L. IRONS, AS LESSEE, RECORDED UNDER RECORDING NO. 2006161212, AND ASSIGNED TO STEPHEN UTTER AND TERESA MOSS BY INSTRUMENT RECORDED UNDER RECORDING NO. 2006161215 ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 150, AS SHOWN ON THE PLAT ENTITLED RECORD OF SURVEY FOR WATERFRONT RECREATION, INC., DATED MAY 16, 1974, ON FILE AND OF RECORD UNDER AUDITOR'S FILE NO. 77523, PAGE 449, OF BOOK "J" OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY, WASHINGTON. TOGETHER WITH AN APPURTENANT EASEMENT AS ESTABLISHED IN WRITING ON SAID PLAT, FOR THE JOINT USE OF THE AREAS SHOW AS ROADWAY ON THE PLAT.





State of Washington
County of Skamania

County Clerk of the Superior Court of Skamania County, DO HEREBY
CERTIFY that this instrument, consisting of 4 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 4/12/22 George A. Cross

Skamania County Clerk

By Grey Conn Deputy Clerk