

Skamania County, WA

Total: \$208.50 Pgs=6

DEED

Request of: LANDERHOLM, P.S.

eRecorded by: Simplifile

2022-002069

10/12/2022 04:15 PM

RETURN ADDRESS

Landerholm, P.S.

805 Broadway Street, Suite 1000

Vancouver, WA 98660

(360) 696-3312

Please print neatly or type information

Document Title(s)

Stipulated Judgment Quieting Title

Reference Number(s) of related documents:

SKAMANIA COUNTY SUPERIOR COURT NO. 22-2-00062-30

Additional Reference #'s on page ____

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

Harvey, Frank; Harvey, Steven; Harvey, Pam

Additional grantors on page ____

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

Cooper, Jeffrey; Cooper, Rebecka

Additional grantees on page ____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter) Lot 4 Barnes SP #5 BK 2/PG 196, S27, T3N, R8 EWM

Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number

03-08-26-0-0-0514-00

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

SEP 29 2022

GRACE D. CROSS
SUPERIOR COURT CLERK

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

JEFFREY COOPER and REBECCA
COOPER, husband and wife,

Plaintiffs,

v.

FRANK ALLEN HARVEY, an individual,
STEVEN JOHN HARVEY, an individual,
PAM HARVEY, an individual,
and UNKNOWN HEIRS OF FLOYD A.
HARVEY AND AUDREE M. HARVEY,

Defendants.

Case No. 22-2-00062-30

**STIPULATED JUDGMENT
QUIETING TITLE**

I. JUDGMENT SUMMARY

The following is recited in compliance with RCW 4.64.030:

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

Skamania Co. Assessor's Parcel No.: 03-08-26-0-0-0514-00


Abbrev. Legal Description: Lot 4 Barnes SP #5 BK 2/PG196
S27, T3N, R8 EWM

Legal Description: See Exhibit A, Page 4, incorporated herein

/// /// ///

/// /// ///

STIPULATED JUDGMENT QUIETING TITLE - 1
COOJ13-000001 - 5995130

 **LANDERHOLM**
805 Broadway Street, Suite 1000
PO Box 1086
Skamania WA 98642

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

II. JUDGMENT

This matter having come before the Court for entry of judgment upon stipulation of the parties, it is hereby **ORDERED, ADJUDGED, AND DECREED:**

1. Plaintiffs own the real property commonly known as 181 Cottonwood Road, Skamania County, Washington (the "Property"). The legal description for the Property is set forth on the attached Exhibit A. The Property is identified as Skamania County Assessor's Property Tax Account No. 03-08-26-0-0-0514-00.

2. Plaintiffs acquired their interest in the Property by quitclaim deed recorded under Skamania County Auditor's File Number 2019002362 on December 2, 2019. Plaintiffs' grantor under this quitclaim deed was Gary Ellis Cooper ("Cooper").

3. Cooper acquired his interest in the Property pursuant to Real Estate Contract dated October 15, 1997 and recorded under Skamania County Auditor's File Number 1997-129504 at Book 169, Page 958 (the "Contract"). Cooper was the Buyer under the Contract. Floyd Harvey and Audree Harvey were the Sellers under the Contract.

4. The Contract provides that the "entire balance of principal and interest is due in full not later than November 15, 1999." Cooper paid the Contract in full on or before such due date.

5. Through inadvertence, the parties to the Contract failed to record a statutory warranty fulfillment deed, notwithstanding Cooper's payment in full of the Contract. Audree Harvey died in 2002. Floyd Harvey died in 2012.

6. The undersigned defendants Steven Harvey, Frank Harvey, and Pam Harvey are the only heirs of Audree Harvey and Floyd Harvey.

7. Title in and to the Property legally described on Exhibit A is hereby quieted in the name of Plaintiffs, Jeffrey Cooper and Rebecka Cooper, husband and wife, free and clear of the Contract recorded under Skamania County Auditor's File No.

1997-129504 (Book 169, Page 958) records of Skamania County, Washington and free
STIPULATED JUDGMENT QUIETING TITLE - 2
COOJ13-000001 - 5995130

1 and clear of the interests of all defendants and any party claiming by or through
2 defendants.

3 8. The Contract is no longer a valid encumbrance on the Property.

4 9. No party is entitled to recover costs or attorney fees in this action.

5 10. Plaintiffs shall cause a certified copy of this Stipulated Judgment
6 Quieting Title to be recorded with the Skamania County Auditor.

7 ENTERED this 29th day of September, 2022.

8
9 Rk
10 SUPERIOR COURT JUDGE/COMMISSIONER
11 RANDALL C. KROG

11 IT IS SO STIPULATED:

12 LANDERHOLM, P.S.

13 [Signature]
14 JEFF LINDBERG, WSBA #32444
15 Of Attorneys for Plaintiffs

16 [Signature]
17 FRANK ALLEN HARVEY, Pro Se
18 Defendant

19 [Signature]
20 STEVEN JOHN HARVEY, Pro Se
21 Defendant

22 [Signature]
23 PAM HARVEY, Pro Se
24 Defendant
25
26

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

EXHIBIT A
(Legal Description)

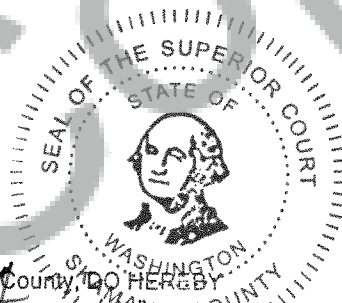
A tract of land in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of the ROBERT W. BARNES (HOME VALLEY Short Plat #5) recorded in Book 2 of Short Plats, Page 196, Skamania County Records.

STIPULATED JUDGMENT QUIETING TITLE -4
COOJ13-000001 - 5995130

 **LANDERHOLM**
805 Broadway Street, Suite 1000
PO Box 1086
Vancouver, WA 98664

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 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 October 9, 2023 **GRACE D. CROSS**
Skamania County Clerk

By Paula Diaz Deputy Clerk