


WHEN RECORDED RETURN TO:
 Timothy J. Calderbank

 P.O. Box 1086

 Vancouver, WA 98660

Skamania County, WA **2023-000556**
 Total:\$209.50
 LIEN 04/20/2023 12:13 PM
 Pgs=7
 Request of: LANDERHOLM

 00015758202300005560070077

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)
 Default Judgment

REFERENCE NUMBER(S) of Documents assigned or released:

Additional numbers on page _____ of document.

GRANTOR(S):

1. Roberta G. May 2. _____
 3. _____ 4. _____

Additional names on page _____ of document.

GRANTEE(S):

1. Kathy E. Riner 2. _____
 3. _____ 4. _____

Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
 LOT 14 RIVERSIDE ESTATES BK B PG 44 & 4

LOT 13 RIVERSIDE ESTATES, ACCORDING TO THE PLAT THEREOF,
 RECORDED IN VOLUME "B" OF PLATS, PAGE 44 AND 45

Complete legal on page _____ of document.

Assessor's Property Tax Parcel #
 Parcel No. 02052930040000 AND Parcel No. 02502930030000

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 herby 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.

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SKAMANIA COUNTY
FILED

FEB - 1 2023

GRACE D. CROSS
SUPERIOR COURT CLERK

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

ROBERTA G. MAY, an individual,
Plaintiff,

Case No. 22-2-00040-30

v.

KATHY E. RINER, an individual,
Defendant.

DEFAULT JUDGMENT
[EX PARTE]

JUDGMENT SUMMARY/MONEY AWARD (RCW 4.64.030)

The following is recited to be in compliance with RCW 4.64.030:

- 1. Judgment Creditor: ROBERTA G. MAY
- 2. Attorney for Judgment Creditor: TIMOTHY J. CALDERBANK
Landerholm, P.S.
- 3. Judgment Debtors: KATHY E. RINER
- 4. Principal Judgment Amount [N/A]
Monthly assessments, late fees
and fines:
- 5. Pre-Judgment Interest at 12% per [N/A]
- 6. Attorneys' Fees: \$6,024.00
- 7. Costs: \$799.75

DEFAULT JUDGMENT AGAINST DEFENDANT KATHY E. RINER-1
MAYR03-000001 - 6131393v1

LANDERHOLM
805 Broadway Street, Suite 1000
PO Box 1086
Vancouver, WA 98666
T: 360-696-3312 • F: 360-696-2122

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- 8. Principal Judgment shall bear interest at: 12% per annum
- 9. Attorney's Fees and Costs shall bear interest at: 12% per annum
- 10. Judgment Total: \$6,823.75

THIS MATTER coming on for hearing on motion of Plaintiff, and it appearing to the Court from the records and files herein that venue herein is in Clark County, an Order of Default has been entered against the Defendant Kathy E. Riner and the Court determining that the amount due is a sum certain, now, therefore, it is hereby

ORDERED that Plaintiff have judgment against the Defendant, as follows:

- 1. For Plaintiff's costs and disbursements incurred in the sum of \$799.75.
- 2. For Plaintiff's reasonable attorneys' fees pursuant to the parties' agreement in the sum of \$6,024.00.
- 3. For a Judgment of \$6,823.75 with post-judgment interest accruing at the contractual rate of 12% interest per annum from the date of entry of the Judgment.
- 4. The Court further adjudges that Plaintiff prevails on the Quiet Title claim and the legal lot boundary lines between Plaintiff's and Defendant's parcel are as set forth in the attached Exhibit A. This Judgment and Exhibit A shall be recorded in the chain of title for the properties at issue in this matter.

ENTERED this 1st day of ~~Jan~~ February 2023.



 SUPERIOR COURT JUDGE/COURT COMMISSIONER
 RANDALL C. KROG

Presented by:
 LANDERHOLM, P.S.
 /s/ Timothy Calderbank
 TIMOTHY J. CALDERBANK, WSBA #45682
 Of Attorneys for Plaintiff Roberta May

RIVERSIDE ESTATES

IN SEC. 28, T2N, R5E, W1A.



CONVEYANCE

THESE ESTATES ARE HEREBY CONVEYED TO THE STATE OF CALIFORNIA BY AND UNDER THE AUTHORITY OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, BY RESOLUTION PASSED AT A REGULAR MEETING OF SAID BOARD OF SUPERVISORS HELD AT THE COURTHOUSE, SAN DIEGO, CALIFORNIA, ON THE 15TH DAY OF MARCH, 1934.

APPROVED:

[Signature]
 COUNTY CLERK

WARRANTY

THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, WARRANTS AND GUARANTEES THE TITLE OF THE ABOVE DESCRIBED ESTATES TO THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND TO THE SUCCESSORS OF SAID COUNTY.

WITNESSETH:

[Signature]
 COUNTY CLERK

EXHIBIT

THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, HEREBY EXHIBITS TO THE ABOVE DESCRIBED ESTATES THE FOLLOWING:

[Signature]
 COUNTY CLERK

EXHIBIT

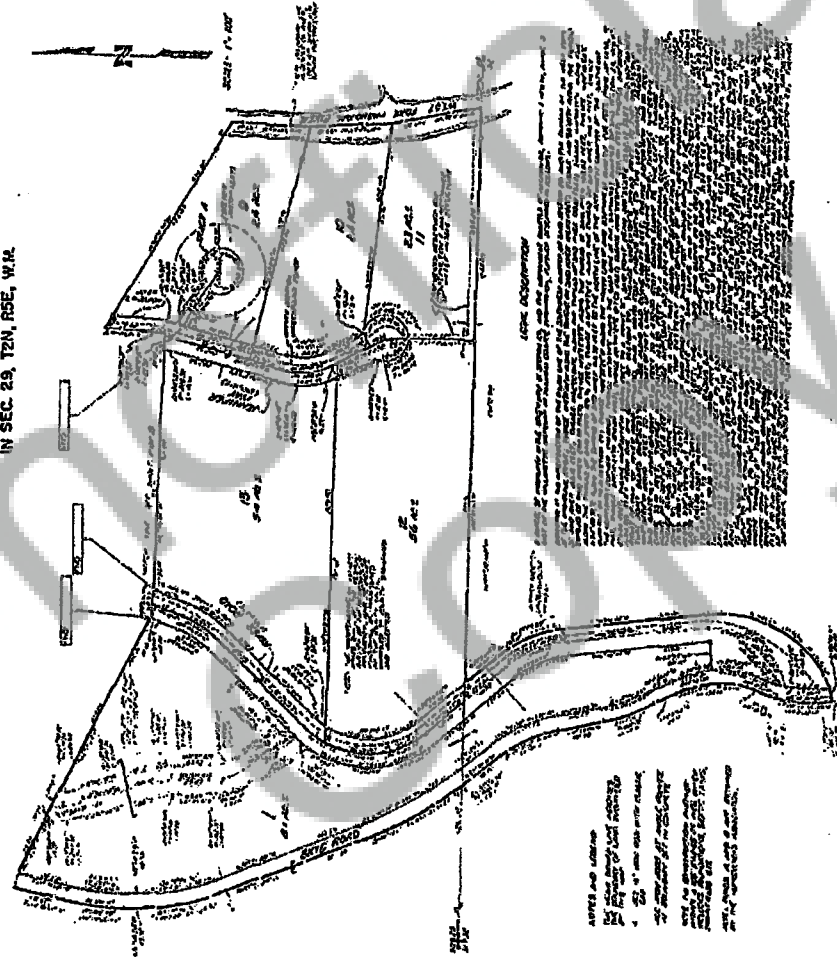
THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, HEREBY EXHIBITS TO THE ABOVE DESCRIBED ESTATES THE FOLLOWING:

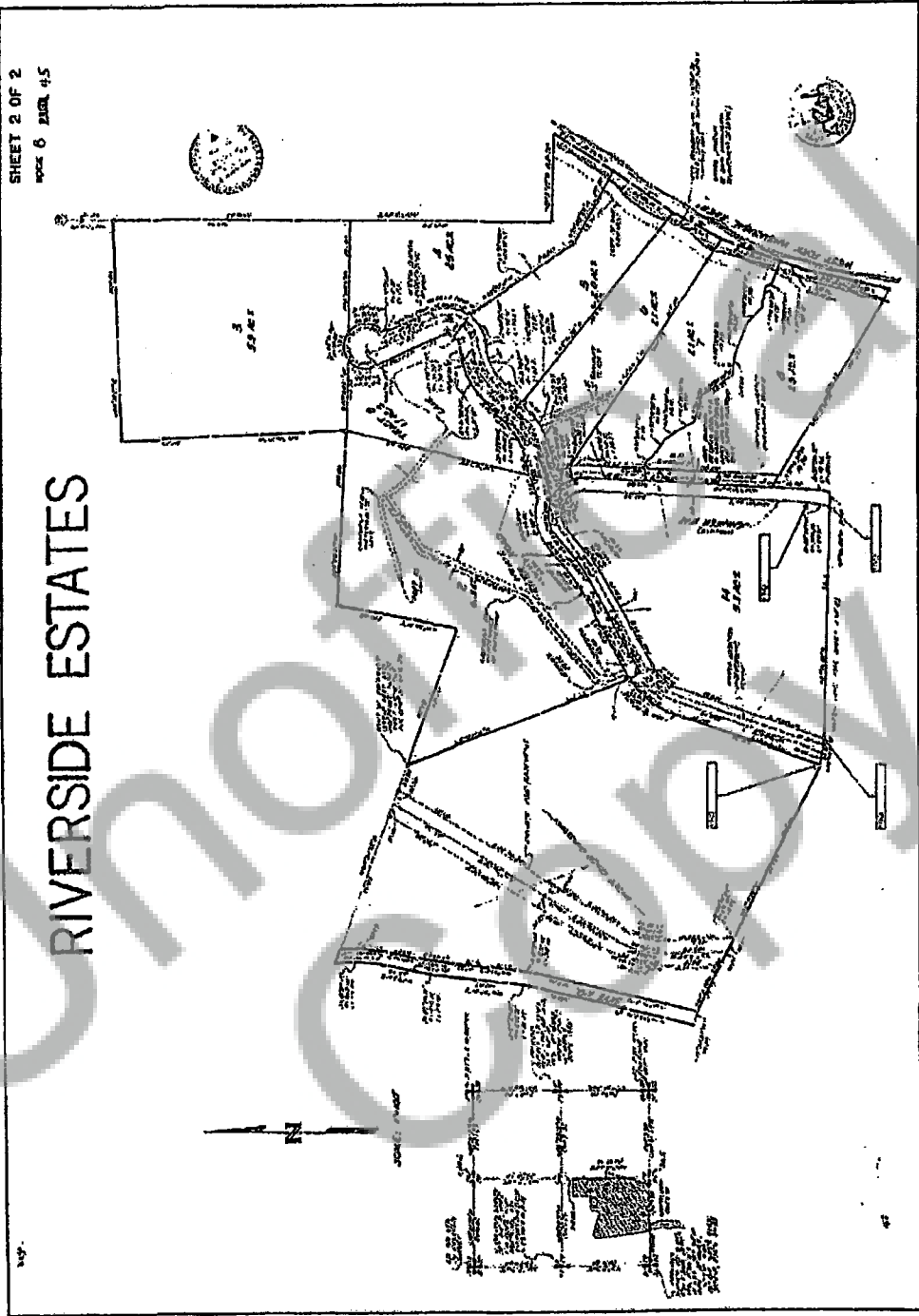
[Signature]
 COUNTY CLERK

EXHIBIT

THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, HEREBY EXHIBITS TO THE ABOVE DESCRIBED ESTATES THE FOLLOWING:

[Signature]
 COUNTY CLERK





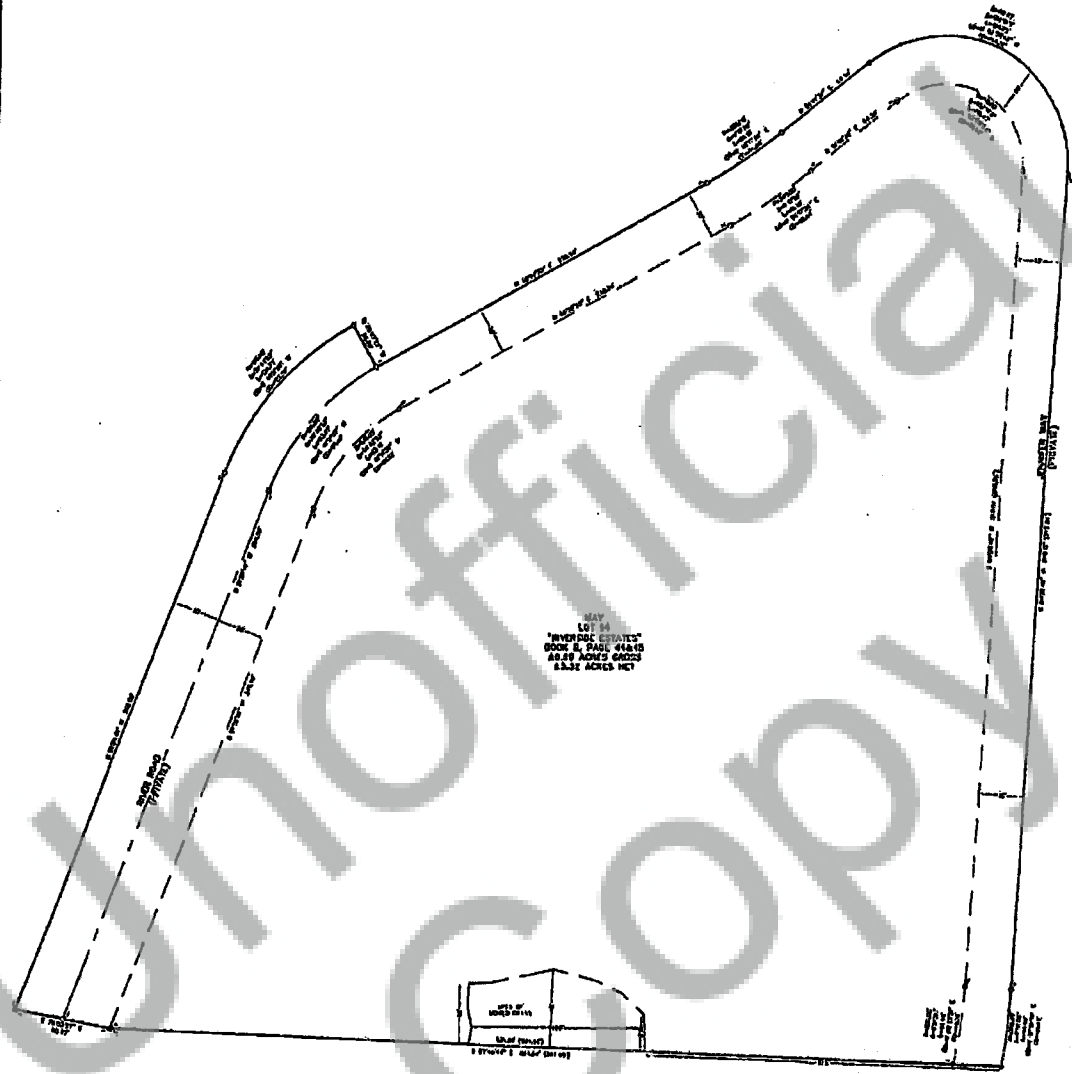
RIVERSIDE ESTATES

SHEET 2 OF 2
PAGE 6 PLAT 45

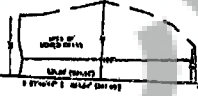
Box B Plat Page 45

**EXISTING CONDITIONS
SURVEY**

OF
THE SOUTH LINE OF LOT 14
"RIVERSIDE ESTATES"
BOOK B, PAGE 44&45
SKAMANIA COUNTY, WA



LOT 14
"RIVERSIDE ESTATES"
BOOK B, PAGE 44&45
AN 87 ACRES PARCEL
S.S.32 ACRES NET



- LEGEND:**
- (1) BENCH MARK
 - (2) BENCH MARK (SEE NOTE 1)
 - (3) BENCH MARK (SEE NOTE 2)
 - (4) BENCH MARK (SEE NOTE 3)

SCALE 1"=50' ± 30 FEET



M.S.

**MASTERS-CARVER
SURVEYING INC.**
2021 E. COLUMBIA BLVD.
VANCOUVER, WA 98681
(206) 546-2211

SCALE 1"=50' ± 30 FEET

DATE: 10/11/11
BY: J.C.
CHECKED BY: J.C.
DATE: 10/11/11

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 5 pages 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 April 13, 2023 GRACE D. GROSS
Skamania County Clerk

By Paula Diaz Deputy Clerk

