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**WHEN RECORDED RETURN TO:**

Praedium Law Group, PLLC

1111 Main Street, Suite 416

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)

Final Judgment

**REFERENCE NUMBER(S)** of Documents assigned or released:☐ Additional numbers on page \_\_\_\_ of document.**GRANTOR(S):**1. Bruce A. & Linda K. Isaacson,  
husband and wife2. Harold O. & Mary B. Pidgeon,  
husband and wife☐ Additional names on page \_\_\_\_ of document.**GRANTEE(S):**

1. Lisa Cantrell-Miller

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

☐ Additional names on page \_\_\_\_ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

See attached Exhibit A-B

☐ Complete legal on page \_\_\_\_ of document.**Assessor's Property Tax Parcel #**03073643180000 and 03073643150000☐ 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.

SKAMANIA COUNTY  
FILED

MAR - 6 2024

GRACE D CROSS  
SUPERIOR COURT CLERK

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

LISA CANTRELL-MILLER,

No 22-2-00082-30

Plaintiffs,

vs

FINAL JUDGMENT

BRUCE A & LINDA K ISAACSON,  
husband and wife, and HAROLD O &  
MARY B PIDGEON, husband and wife,

Defendants

JUDGMENT SUMMARY

Plaintiff's Parcel	03073643150000
Defendants' Parcel	03073643180000
Plaintiff's Abbreviated Legal Description	Lot 7 of Meaghers Addn to Stevenson, Book "A," Pg 120
Other Reference No(s)	AFN 2012181865, AFN 2015001943
Plaintiff/Judgment Creditor	Lisa Cantrell-Miller
Judgment Creditors' Attorney	Rachel J Goldfarb L Michael Coel Praedium Law Group, PLLC 1111 Main St, Suite 416 Vancouver, WA 98660
Defendant/Judgment Debtors	Bruce A & Linda K Isaacson, Mary B & Harold O Pidgeon
Fees and Costs Awarded (Total Judgment)	\$30,683 16
Post-Judgment Interest	12% per annum

FINAL JUDGMENT- 1  
P32 Final Judgment

PRAEDIUM LAW GROUP PLLC  
1111 Main Street Suite 416  
Vancouver WA 98660  
(360) 583 3381

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**FINAL JUDGMENT**

THIS MATTER came before the Court on December 5, 2023 for a hearing on Plaintiff's Motion for Summary Judgment. The parties were represented by their respective counsel of record. The Court issued its written Ruling on January 2, 2024, summarily granting Plaintiff's Motion *in toto*. Based on the Court's Ruling and subsequent Order, and the Court's Order Granting Plaintiff's Motion for Costs and Reasonable Attorneys' Fees, the Court hereby enters its Final Judgment

1 Judgment is hereby entered against Defendants and in favor of Plaintiff

2 Title to the Disputed Area is quieted in Plaintiff, as legally described and depicted  
3 in Exhibit A

4 Plaintiff has a prescriptive easement on, over, and through the Driveway, described  
5 and depicted in Exhibit B

6 Pursuant to RCW 7.28.083(3), Plaintiff shall be entitled to recover her reasonable  
7 expenses incurred in prosecuting and prevailing in this action in the amount of  
8 \$29,370.00 in reasonable attorneys' fees and \$1,313.16 in costs for a total award of  
9 \$30,683.16

10 Pursuant to CR 70, this Final Judgment shall be recorded against the land to reflect  
11 Plaintiff's ownership of the Disputed Area and prescriptive easement on, over, and  
12 through the Driveway

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19 DATED March 6, 2024

  
HONORABLE JEFFREY J. BAKER

BROWN  
SURVEYING PLLC



February 14, 2024

EXHIBIT "A"

**AREA BEING TRANSFERRED TO PARCEL 03073643150000 (0.2908 ACRES)**

A portion of the Southeast quarter of the Southwest quarter of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows

Beginning at the Southeast corner of lot 7 of Meaghers Addition to Stevenson, as shown in Volume "A" of Plats, page 120, records of said county, said point being marked by a 5/8" rebar and yellow plastic cap as shown in record of survey Auditor's file number 2022000368 records of said county, said point also being the Northeast corner of that tract of land conveyed to Bruce A. Isaacson et ux, as described in Auditor's file number 2015001943 records of said county,

Thence South 02° 56' 39" East, along the East line of said "Isaacson parcel" 54.00 feet,

Thence leaving said East line, South 72° 16' 30" West, 57.00 feet.

Thence North 86° 29' 07" West, 97.74 feet to the West line of said "Isaacson parcel",

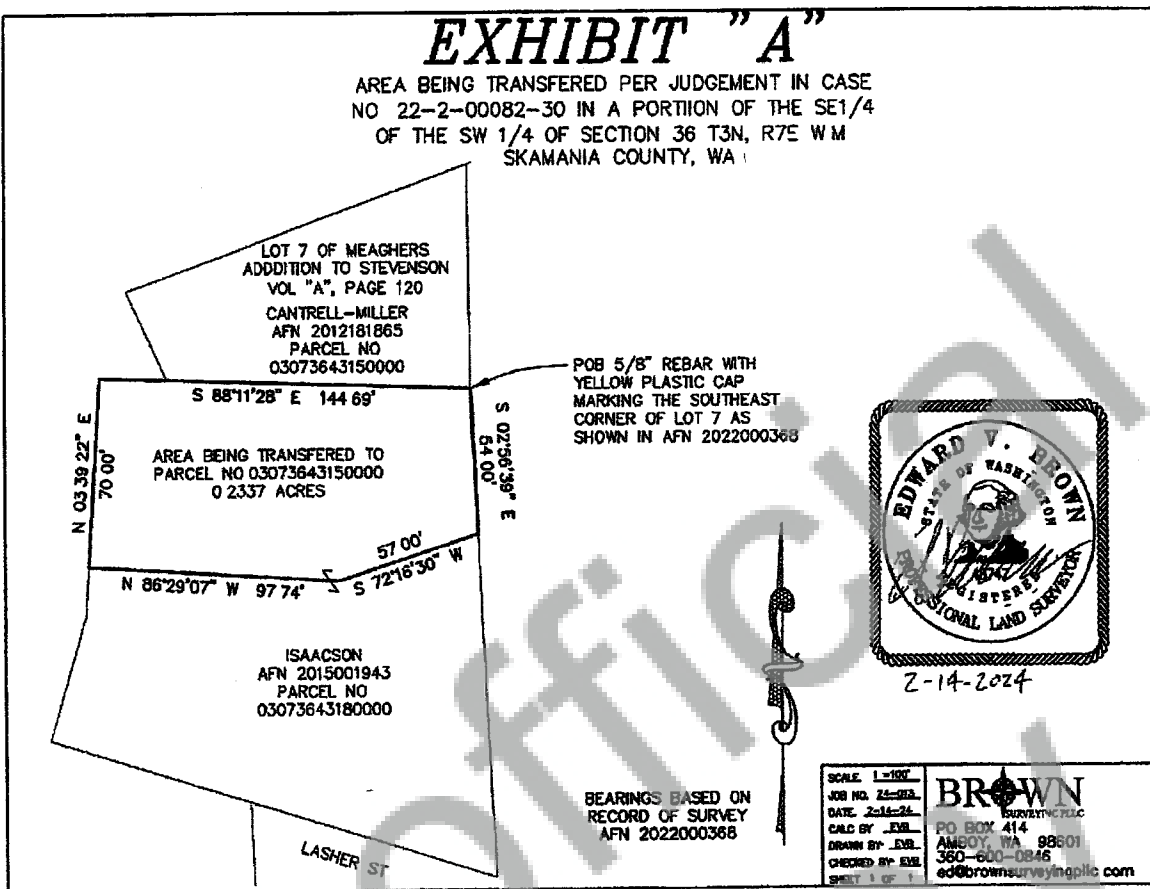
Thence along said West line, North 03° 39' 22" East, 70.00 feet to the Northwest corner of said "Isaacson parcel"

Thence South 88° 11' 28" East 144.69 feet to the point of beginning,

TOGETHER WITH and SUBJECT TO easements and restrictions of record

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p32 Final Judgment



PROCESSIONAL LAW GROUP PLLC  
1111 Main Street, Suite 416  
Vancouver, WA 98660  
(206) 563-3861



**Exhibit B**

Access Easement on, over, and through a C-shaped dirt and gravel roadway located, in relevant part, along the western portion of Defendants' Parcel (PIN 03073643180000), identified as "Lasher St" in the following demonstrative and providing access from Plaintiff's Parcel to NW Viewpoint Road (to the north-northeast) and Lasher Street (to the south-southeast)



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**Peter S Banks**  
**Attorney at Law**  
**131 View Drive**  
**Stevenson, WA 98648**  
**Banks@gorge.net**  
***Attorney for Defendants***

**L Michael Coel**  
**Executed at Vancouver, WA**

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 6 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 4/25/24 **GRACE D. CROSS**

Skamania County Clerk

By

Radha Disch

Deputy Clerk

