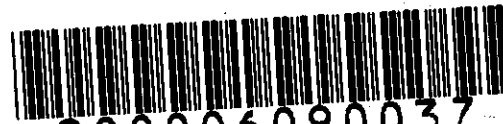


Ames Woods Inc



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Kathy Hill, Skagit County Auditor
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RETURN TO:

Tanet L. Stauffer
P.O. Box 150
DeWesport, Wa 98617

DOCUMENT TITLE(S) (or transactions contained herein):

Findings of Fact + Conclusions of Law on Order Quieting Title

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Skagit Cty # 99-2-60583-2

[] ADDITIONAL REFERENCE NUMBERS ON PAGE ____
OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

- Via Skagit Cty Sup. Ct. Order
1. Emerald Partnership
 2. Storey Living Trust
 3. Elmer Reiterstein Trust
 4. Nancy Cox Steafe

[] ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. Larry K. Stauffer
- 2.
- 3.
- 4.

[] ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

See Exhibit "A" to Order Quieting Title

[] ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

~~P. 15500~~
P. 15501
~~P. 15494~~

[] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT.

ORIGINAL

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

LARRY K. STAUFFER

Plaintiff,

VS.

EMERALD PARTNERSHIP and MARTIN N. CHAMBERLAIN AS MANAGING PARTNER, MARTIN N. CHAMBERLAIN AND GERALD DE GARMO AS TRUSTEES FOR ELINOR C. REIFENSTEIN, CHRISTOPHER HALLER SHEAFE, R. KEITH STOREY AND NANCY C. STOREY AS TRUSTEES OF THE STOREY FAMILY LIVING TRUST, and NANCY COX SHEAFE STOREY,
Defendants.

)
) NO. 99-2-00583-2
)
) FINDINGS OF FACT
) CONCLUSIONS OF LAW
) AND ORDER QUIETING
) TITLE

This matter came before the court for trial April 24, 2000, plaintiff appearing through counsel Janet L. Stauffer and James K. Woods, and Defendant appearing through counsel Craig Sjostrom, and the Court having considered the evidence submitted at trial, the records and files herein and the arguments of counsel, and being otherwise fully advised in the premises,

NOW, THEREFORE, the Court hereby makes the following:

I
FINDINGS OF FACT

1. The real property that is the subject of this action is particularly described in Exhibit A and the attached map which is Exhibit B. Hereinafter referred to as the "Property."



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(509) 767-2250

Order Quieting Title...

2. Plaintiff claimed title to the Property on the theory of adverse possession.

3. This is a classic case of Adverse Possession by the plaintiff. The facts showed the use by the plaintiff to be actual, open and notorious, exclusive, uninterrupted and hostile. The plaintiff and his predecessor ran up the flag of ownership on at least 3 occasions. The Plaintiff also regularly used, maintained and upgraded the property.

4. Plaintiff's predecessors adversely possessed the property in 1973, following a ten-year period of possession.

5. Ann Stauffer Salvadalena could have brought the action herself, she gifted the property to her son. There is privity between the two.

6. The scope and size of the property are as described in Exhibits A and B to this order, including three feet to the south east side of the building foot print, the property up to the north side of the boardwalk, and the easement shown.

Based on the foregoing Findings of Fact, the Court enters the following:

II

CONCLUSIONS OF LAW AND ORDER

1. The Court has personal jurisdiction over Defendants, and has subject matter jurisdiction over questions of title to real property located in Skagit County, Washington.

2. Plaintiff is the proper party to have brought this action.

3. Title to the Property described in Exhibits A and B, attached, should be and hereby is quieted in the name of Larry K. Stauffer; as his separate property.



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Order Quieting Title...

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4. Defendants, and their successors, if any, are forever barred from asserting any right, title, interest, estate, or lien in or to the Property described in Finding of Fact No. 1, above.

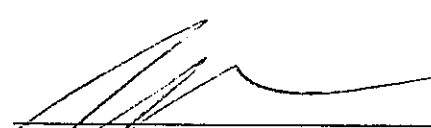
5. Plaintiff, and his successors, if any, are enjoined and barred from asserting any right, title, interest, claim, or lien in or to any property described in the Complaint and not herein awarded to the plaintiff.

DATED this 1st day of June, 2000.

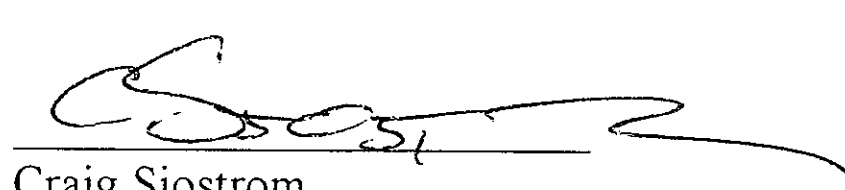


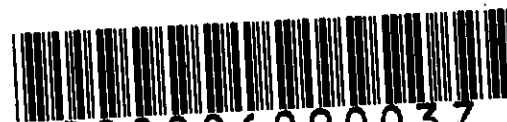
Judge of Skagit County Superior Court

Presented by:


Janet L. Stauffer
Attorney for Plaintiff
WSBA #16444

Copy received
Approved as to form by:


Craig Sjostrom
WSBA #21149



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EXHIBIT "A"

Larry Stauffer's Fish Town Cabin Site and Access Easement

That portion of Government Lot 2, Section 7, Township 33 North, Range 3 East, W.M., described as follows;

Commencing at the East Quarter Corner of said Section 7, from which the Southeast Corner of said Section 7 bears South $1^{\circ}25'29''$ West for a distance 2629.21 feet; thence North $75^{\circ}27'39''$ West for a distance of 1019.93 feet to the **True Point of Beginning**; thence North $45^{\circ}00'00''$ West for a distance of 70.56 feet; thence South $45^{\circ}00'00''$ West for a distance of 14.00 feet; thence South $18^{\circ}33'13''$ West for a distance of 48.27 feet; thence South $33^{\circ}07'08''$ West for a distance of 4.70 feet to the East margin of the existing boardwalk; thence South $19^{\circ}16'58''$ East along said East margin for a distance of 50.06 feet; thence North $45^{\circ}00'00''$ East for a distance of 41.19 feet; thence South $45^{\circ}00'00''$ East for a distance of 3.00 feet; thence North $45^{\circ}00'00''$ East for distance of 42.34 feet to the **True Point of Beginning**.

Together with an easement for ingress and egress, over, across and through Government Lot 2, Section 7, Township 33 North, Range 3 East, W.M., said easement is an existing foot trail and elevated boardwalk, the approximate centerline is described as follows;

Commencing at the East Quarter Corner of said Section 7, from which the Southeast Corner of said Section 7, bears South $1^{\circ}25'29''$ West for a distance 2629.21 feet; thence North $88^{\circ}46'55''$ West along the South line of said Government Lot 2 for a distance of 677.54 feet to the **True Point of Beginning** of this approximate centerline description; thence North $57^{\circ}37'48''$ West for a distance of 198.25 feet; thence North $78^{\circ}13'44''$ West for a distance of 55.34 feet; thence South $65^{\circ}20'33''$ West for a distance of 41.45 feet; thence South $21^{\circ}15'42''$ West for a distance of 22.36 feet; thence North $60^{\circ}13'50''$ West for a distance of 39.95 feet; thence North $87^{\circ}53'50''$ West for a distance of 29.03 feet; thence North $28^{\circ}25'12''$ West for a distance of 65.64 feet; thence North $20^{\circ}00'56''$ West for a distance of 175.76 feet; thence North $50^{\circ}03'54''$ West for a distance of 86.79 feet; thence North $35^{\circ}20'40''$ West for a distance of 31.59 feet; thence South $58^{\circ}48'46''$ West for a distance of 20.73 feet to the right bank of the North Fork Skagit River and the **Terminus** of this described centerline.

The ingress and egress easement shall yield to the existing foot trail and elevated boardwalk as it is now constructed or may be reconstructed in the future.



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UNOFFICIAL DOCUMENT

State of Washington, } ss.
County of Skagit

I, Phyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 4 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 9 day of June 2000 Phyllis Coole-McKeehen, County Clerk

By Samuel J. Hansen
Deputy Clerk



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Kathy Hill, Skagit County Auditor

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