



200812260019

Skagit County Auditor

12/26/2008 Page

1 of

6 10:12AM

Document Title:

Judgment

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Trillium Corporation Inc.
2. David Syre

Grantee(s):

☐ additional grantee names on page ____

1. Trey Marie Vineyards LLC
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

James K. Hayner
Brandon L. Johnson
Minnick-Hayner
P.O. Box 1757
Walla Walla, WA 99362
(509) 527-3500

FILED
JAN 21 2009
CLERK
1:21
JUDGMENT

IN THE SUPERIOR COURT OF WASHINGTON
IN AND FOR THE COUNTY OF WALLA WALLA

TREY MARIE VINEYARDS, LLC, a
Washington limited liability company,

Plaintiff,

vs.

TRILLIUM CORPORATION, INC., a
Washington corporation, and DAVID R.
SYRE

Defendants.

No. 08 2 01050 4

JUDGMENT SUMMARY AND
JUDGMENT

JUDGMENT # 08 9 01324 0

JUDGMENT SUMMARY

Abbreviated Legal Description: Parcel 2 of short plat recorded 2/5/01 in Book 3
of short plats, at Page 299, Auditor's File No.
0101144, Walla Walla County, Washington

Tax Parcel Number: 35-06-12-33-0002

Judgment Creditor: TREY MARIE VINEYARDS, LLC

Address: 150 East Boeing Avenue
Walla Walla, WA 99362

Attorney for Judgment Creditor: Brandon L. Johnson
Minnick-Hayner, P.S.

JUDGMENT SUMMARY
AND JUDGMENT - Page 1



200812260019
Skagit County Auditor

Address: P. O. Box 1757
Walla Walla, WA 99362

Judgment Debtor: TRILLIUM CORPORATION, INC., a
Washington corporation, and
DAVID R. SYRE

Address: 1329 North State Street
Bellingham, WA 99225

Attorney for Judgment Debtor: N/A

Address: N/A

Judgment Principal \$965,876.71

Interest to Date of Judgment: \$6,435.78

Attorney Fees: \$1,109.00

Taxable Costs: \$571.46

Post-Judgment Interest: 12% per annum

JUDGMENT

THIS MATTER having come before the Court on the Plaintiff's Motion for a Default Judgment and the Court entering an Order granting Default Judgment, and after reviewing all of the records and court file, and it being determined that Judgment should be awarded in favor of the Plaintiff, it is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiff, TREY MARIE VINEYARDS, LLC, is hereby awarded Judgment against the Defendants, TRILLIUM CORPORATION, INC., a Washington corporation, and DAVID R. SYRE, jointly and severally, in the total amount of **\$973,992.95**, which shall bear interest at the statutory rate of twelve percent (12%) from and after the date of this Order. It is further

JUDGMENT SUMMARY
AND JUDGMENT - Page 2



200812260019

Skagit County Auditor

1 ORDERED, ADJUDGED, AND DECREED that the Plaintiff's Deed of Trust
2 covering the following described real estate in Walla Walla County, Washington, which
3 Deed of Trust was recorded on December 2, 2005 under Auditor's No. 2005-15050, is
4 hereby adjudged to be a first and paramount lien upon said real property, and the whole
5 thereof as security for Plaintiff's Judgment; and that such Deed of Trust may at the
6 Plaintiff's discretion be foreclosed, and the property herein described shall be sold by the
7 Sheriff of Walla Walla County in the manner prescribed by law, and the proceeds thereof
8 shall be applied to the payment of Plaintiff's Judgment as set forth above, together with
9 any increased taxes, assessments, costs, and interest, said real property being described as
10 follows:

11 PARCEL 2 OF SHORT PLAT RECORDED FEBRUARY 5, 2001 IN
12 BOOK 3 OF SHORT PLATS AT PAGE 299 AS AUDITOR'S FILE
13 NO. 0101144 OF OFFICIAL RECORDS OF WALLA WALLA
14 COUNTY, WASHINGTON.

15 SITUATE IN WALLA WALLA COUNTY, WASHINGTON.

16 Tax Parcel No. 35-06-12-33-0002

17 It is further

18 ORDERED, ADJUDGED, AND DECREED that all right, title, claim, or interest
19 of all of the Defendants, or any of them, and all persons claiming by, through, or under
20 them, or any of them, subsequent to the date of Plaintiff's Deed of Trust, in and to the real
21 estate herein described, or any part thereof, including the right to possession thereof
22 under a Lease or otherwise, is inferior and subordinate to Plaintiff's mortgage lien and is
23 hereby foreclosed and barred, except only for the statutory right of redemption allowed
24

25 JUDGMENT SUMMARY
AND JUDGMENT - Page 3



200812260019

Skagit County Auditor

12/26/2008 Page

4 of

6 10:12AM

1 by law, to be exercised within eight months from the date of sale if there is no deficiency,
2 and twelve months from the date of sale if there is a deficiency. It is further

3 ORDERED, ADJUDGED, AND DECREED that the Plaintiff, TREY MARIE
4 VINEYARDS, LLC, a Washington limited liability company, is permitted to become a
5 bidder and purchaser at the sale, and when the sale is completed, the purchaser shall have
6 immediate possession subject only to the redemption rights allowed by law. It is further

7 ORDERED, ADJUDGED, AND DECREED that all taxes and assessments with
8 respect to the real property foreclosed, which are paid by the Plaintiff between the time of
9 the entry of this judgment and the sheriff's sale, shall act as a charge to the judgment,
10 with said amounts, plus interest at the rate specified in this judgment, to be added to the
11 judgment to increase the sales price, with the Plaintiff to file an affidavit as to the total
12 amount of such increase as of the date of the sale. It is further

13 ORDERED, ADJUDGED, AND DECREED that the Plaintiff shall be entitled to
14 make further request to this court for attorney fees as incurred, and if any such fees are
15 granted, said amount shall be added to the judgment amount granted herein. It is further

16 ORDERED, ADJUDGED, AND DECREED that this is final judgment pursuant
17 to Superior Court Civil Rule 54(b) and as such Plaintiff is entitled to immediately pursue
18 the remedy of sale as ordered herein.
19

20 DONE IN OPEN COURT this 22nd day of December, 2008.

21
22 Ronald W. Schacht
23 SUPERIOR COURT JUDGE

24 THIS IS TO CERTIFY THAT THE ABOVE AND
25 FOREGOING IS A TRUE AND CORRECT COPY
OF THE ORIGINAL WITH DISPOSITION FILED AND OF
RECORD IN THE OFFICE OF THE COUNTY CLERK, Michelle A. Havner
CLERK OF WASHINGTON COUNTY, P.O. Box 1757
Walla Walla, WA 99362
THIS 23rd day of December, 2008. (509) 527-3500

COUNTY CLERK

DEPUTY



200812260019

Skagit County Auditor

Presented by:

MINNICK-HAYNER, P.S.

By:

Brandon L. Johnson, WSBA# 30837
Of Attorneys for Plaintiff



200812260019
Skagit County Auditor

12/26/2008 Page 6 of 6 10:12AM