



201001210060

Skagit County Auditor

1/21/2010 Page

1 of

6 1:25PM

Filed for Record at Request of:

Nancy C. Ivarinen

1814 Cornwall Ave,

Bellingham, WA 98225

Skagit Superior Court Case No.: 96-2-00877-2

Stipulated JUDGMENT and ORDER

Judgment concerning:

GRANTOR: DONALD TEEPLE

GRANTEE: NORA WILLIAMS

Tract 1 of Skagit County Short Plat Number 37-89, approved October 27, 1989 and recorded October 27, 1989 under Auditor's File No. 8910270018 in Volume 8 of Short Plats, page 186, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of Section 9, Township 35 North, Range 5 East, W.M.

Assessor's Tax Parcel Number: P38728

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2009 APR 17 AM 8:49

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SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2009 APR 14 PM 3:05

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IN THE SUPERIOR COURT, STATE OF WASHINGTON,
SKAGIT COUNTY

NORA L. WILLIAMS
Plaintiff,

vs.

SARAH TEEPLE and DONALD TEEPLE, a
marital community, and DONNA
MACKOWIAK and JOHN MACKOWIAK, a
marital community,
Defendants.

) Case No.: 96-2-00877-2

) Stipulated JUDGMENT and ORDER

JUDGMENT SUMMARY

- 1. Judgment Creditor: Nora Williams
- 2. Judgment Debtor: Donald Teeple and Sarah Teeple,
John MacKowiak and Donna Mackowiak
- 3. Principal judgment amount \$
- 4. Costs \$0.00
- 5. Principal judgment shall bear interest at 12% per annum.
- 6. Attorney fees, costs and other recovery amounts shall bear
interest at 12% per annum.
- 10 Attorney for Judgment Creditor NANCY C. IVARINEN
- 11 Attorney for Judgment Debtor JOHN W. HICKS

JUDGMENT and ORDER

This matter was tried by the court on July 28 and 29, 1998 before Judge John M. Meyer. Plaintiff, Nora L. Williams, appeared personally and through her attorney of record, Nancy C. Ivarinen. Defendants Sarah Teeple and Donald Teeple, Donna MacKowiak and John MacKowiak appeared personally and through their attorney of record, John W. Hicks. The Court of Appeals, by a decision dated May 15, 2000,

Stipulated Judgment and Order

- 1 -

Nancy C. Ivarinen
1814 Cornwall Ave.
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(360) 734-8680



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1 reversed and remanded the original findings of fact and conclusions of law. Based on the
2 evidence produced at trial, the direction of the Court of Appeals, the Report of Referee,
3 and the CR 2A agreement of the parties, the Court makes the following Order:

4 1. The parties through counsel, stipulate and agree to entry of the Order; have read
5 the agreement into the Court record on April 8, 2009; and pursuant to CR 52,
6 waive entry of Findings of Fact and Conclusions of Law.

7 2. The real property, is described as:

8 Tract 1 of Skagit County Short Plat Number 37-89, approved October 27,
9 1989 and recorded October 27, 1989 under Auditor's File No.
10 8910270018 in Volume 8 of Short Plats, page 186, records of Skagit
11 County, Washington; being a portion of the Northwest ¼ of Section 9,
12 Township 35 North, Range 5 East, W.M.

13 3. The property will be subdivided as set forth in the attached Exhibit, prepared by
14 Skagit Surveyors & Engineers on September 19, 2007 as a proposed Short CaRD.

15 4. All costs of meeting the requirements for the subdivision, including the
16 installation of the well for the exclusive use of Lot 1, will be at the expense of the
17 Defendants.

18 5. Nancy C. Ivarinen is awarded attorney fees of \$73,983.75 as a first position lien
19 on the property awarded to Nora Williams. This award of attorney fees is
20 reasonable based on the hours spent, the result obtained, the quality of the work
21 and the nature of the case. The award of fees, plus 12% interest, will be secured
22 by a Note and Deed of Trust attached to the property awarded to Nora Williams.
23 Costs of \$1323.75 were awarded to Plaintiff and have been paid by the
24 Defendants. The award of attorney fees is secured by the property and is not an
25 award against the individual Defendants.

6. Nora Williams shall receive Lot 1 as depicted on the attached Exhibit and
easements to the well, creek and Helmick Road. That lot immediately surrounds
her current residence and consists of the Southerly portion of the property,
approximately 1.69 acres in size.

Stipulated Judr



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W.D. by just alter authority

- 7. Lot 1 will be granted by deed, easements to the creek; access to Helmick Road; an exclusive easement to the well approximately 10 feet in width from the northern boundary of her property to the well head and a 10 foot radius around the well head; and a non-exclusive easement for the purposes of maintenance, repair, replacement and use of equipment, as reasonably necessary.
- 8. The 100 foot radius around the wellhead shall be preserved and protected as required by statute, ordinance, rule or regulation governing water wells.
- 9. Donald L. Teeple is awarded title to Lot 2 as shown on the attached Exhibit.
- 10. Neither party will unreasonably interfere with the others' use of or access to their respective properties or to Helmick Road.
- 11. The subdivision as depicted on the attached Exhibit, Skagit Surveyors and Engineers "Proposed Short Plat CaRD" in the Northwest quarter of Section 9, Township 35 North, Range 5 East, W.M., is approved; and the property shall be divided in conformance therewith.

Access to Creek granted by license W.D. by just alter authority

Dated this _____ day of 4/16, 2009

[Signature]
John M. Meyer
Judge

Stipulated and Agreed to:

[Signature]
NANCY C. IVARINEN, WSBA#21512
Attorney for Plaintiff

Stipulated and Agreed to:

[Signature]
John Hicks, WSBA #06691
Attorney for Defendants

Stipulated .



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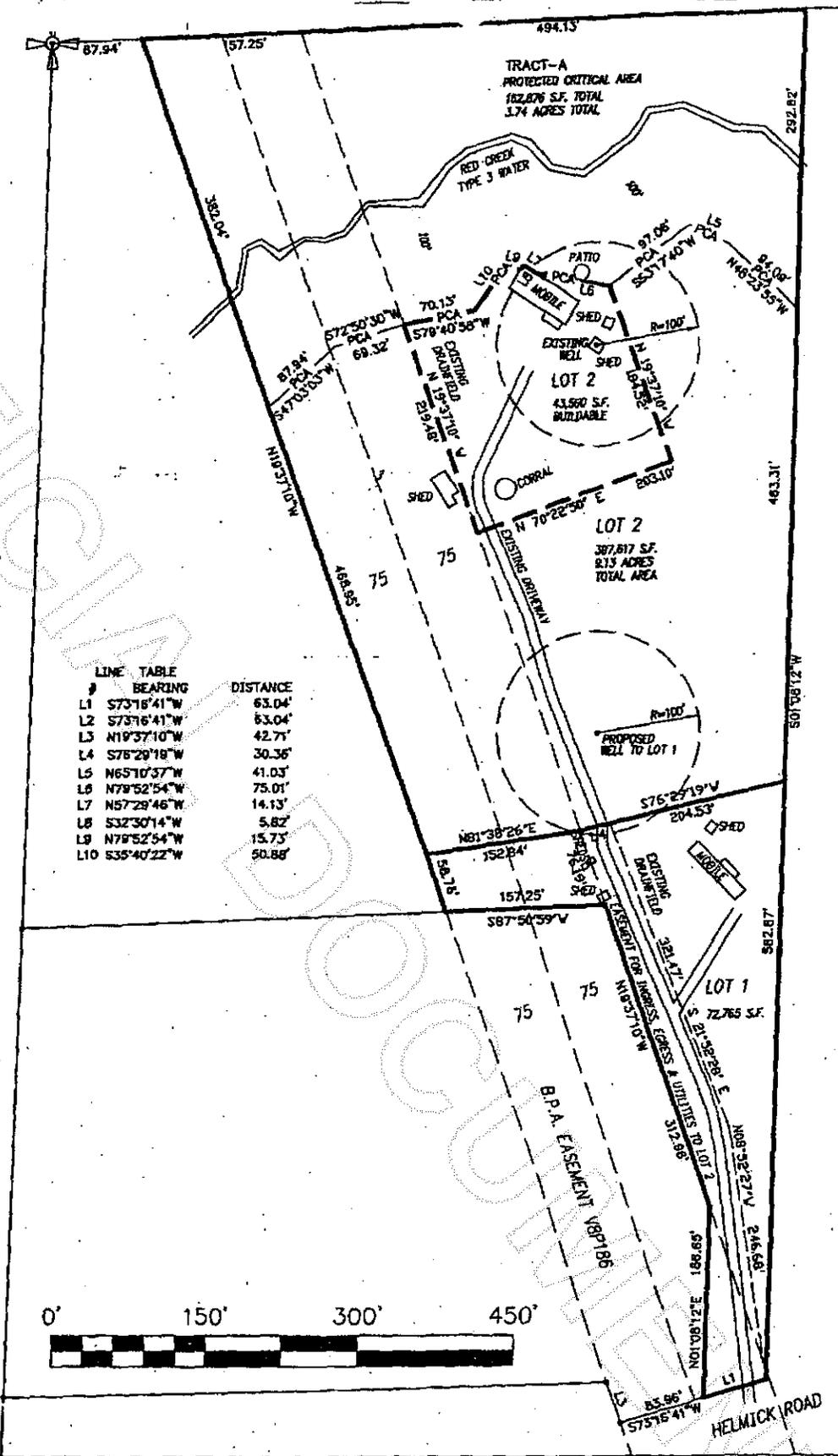
PROPOSED SHORT PLAT CaRD
for
Don Teeple
in the Northwest quarter of Section 9,
Township 35 North, Range 5 East, W.M.

LINE #	BEARING	DISTANCE
L1	S73°18'41"W	63.04'
L2	S73°16'41"W	63.04'
L3	N19°37'10"W	42.71'
L4	S78°29'18"W	30.36'
L5	N65°10'37"W	41.03'
L6	N79°52'54"W	75.01'
L7	N57°29'46"W	14.13'
L8	S32°30'14"W	5.82'
L9	N78°52'54"W	15.73'
L10	S35°40'22"W	50.88'



2654.96'

N01°20'47"E



Skagit
Surveyors & Engineers



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Skagit County Auditor

EP07 **EX**

UNOFFICIAL DOCUMENT



201001210060

Skagit County Auditor

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State of Washington, } ss.
County of Skagit

I Nancy K. Scott, 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 8 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 21 day of Jan 20 10 . Nancy K. Scott, County Clerk.

By Jennifer Robson
Deputy Clerk

