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Skagit County Auditor  
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Document Title:

Judgment Reforming Legal Description

Reference Number (if applicable):

Grantor(s):

☒ additional grantor names on page 2

1) Aaron & Jaime Reinstra

2) \_\_\_\_\_

Grantee(s):

☒ additional grantor names on page 2

1) GLEPCO LLC

2) \_\_\_\_\_

Abbreviated Legal Description:

☐ full legal on page(s) \_\_\_\_\_

9-33-3 NW NW

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page \_\_\_\_\_

P123543

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2011 OCT 10 AM 10:44

Judge Needy  
Motion for Summary Judgment  
Hearing: October 10, 2011, 9:30 a.m.  
With Oral Argument

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

GLEPCO, LLC, a Washington limited liability  
company; and GREG AND PAMELA HINTON,  
husband and wife,

Plaintiffs,

v.

AARON REINSTRA AND JAIME REINSTRA,  
husband and wife; NORTHWEST TRUSTEES  
SERVICES, INC.,

Defendants.

No. 11-2-00212-1

JUDGMENT REFORMING  
LEGAL DESCRIPTION

Clerk's Action Required

1. JUDGMENT SUMMARY

- 1.1 Judgment Creditor: GLEPCO LLC  
1.2 Attorney for Judgment Creditor: CHARLES E. WATTS  
1.3 Judgment Debtor: AARON REINSTRA AND JAIME REINSTRA HUSBAND AND WIFE  
1.4 Attorney for Judgment Debtor: GARY T. JONES  
1.5 Principal judgment amount \$X  
1.6 Interest to date of Judgment, from \$X  
to \$X  
1.7 Attorney's fees \$X  
1.8 Costs \$807.00  
1.9 Other recovery amount \$X  
1.10 Principal judgment shall bear interest at 12 percent per annum.

JUDGMENT REFORMING LEGAL DESCRIPTION -1  
FACEWPlidHinton\ment Reforming Legal Desc.doc 10/6/11 (jeg) #

OSERAN HAHN SPRING STRAIGHT & WATTS P.S.  
10900 NE Fourth Street #1430  
Bellevue WA 98004  
Phone: (425) 455-3900  
simile: (425) 455-9201



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1.11 Attorney's fees, costs and other recovery amounts shall bear interest at 12 percent per annum.

1.12 Brief legal description of real property: PTN NW ¼ NW ¼, 9-33-3 E.W.M.

1.13 Page number of full legal description: See pp. 3 & 4, *infra*

1.14 Assessor's Property Tax or Account Number: 330309-2-004-0100 (I.D. #P 123543)

1.15 ☐ This judgment is awarded pursuant to RCW 46.29.270 and the Clerk must give notice to the Department of Licensing as outlined in RCW 46.29.310.

THIS MATTER having come on duly and regularly this date before the undersigned Judge/Court Commissioner upon the motion of plaintiffs GLEPCO, LLC and Hinton for summary judgment reforming GMAC Deed of Trust legal description and Trustee's Deed legal description based upon it; the court having read and considered the records and files herein, the memoranda submitted by counsel; the argument of counsel; and the following sworn statements:

1. Declaration of Charles E. Watts and attachments;
2. Declaration of Greg Hinton;
3. Declaration of Pamela Hinton;
4. Declaration of Charles E. Watts re attorneys' fees and costs;
5. Deposition testimony of defendants Aaron and Jaime Reinstra (attached to Charles Watts' Declaration);

6. DOL A. RINASTRA

7. DOL J. RINASTRA

8. DOL PETER PAPADOPULOS

9. \_\_\_\_\_

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The court believing that there exists no genuine issues of material fact and that as a matter of law the plaintiffs are entitled to the relief they seek reforming the 2008 GMAC Deed of Trust and the Trustee's Deed in which grantor is Northwest Trustee Services and grantee is GLEPCO, LLC, which deed is dated September 2010 and recorded in the Skagit County Auditor's office on September 29, 2010 under Auditor's file no. 201009290098; the court further believing that plaintiffs <sup>NOT IN STG</sup> are entitled to recover their costs and reasonable attorneys' fees incurred in connection with this litigation; now therefore

<sup>NOT TO STATUTORY COSTS ONLY</sup>  
IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows: <sup>W STG</sup>

1. That certain Trustee's Deed from Northwest Trustee's Services as grantor to GLEPCO, LLC as grantee dated September 23, 2010, recorded with the County Auditor of Skagit County on September 29, 2010 under Auditor's file no. 201009290098 be and the same is hereby REFORMED to correct the legal description of the real property conveyed thereby, which legal description conveying by grantor to grantee in that deed was previously in error; said legal description on the September 23, 2010 Trustee's Deed shall, from the date of execution thereof and thereafter with respect to the grantor and grantee named therein and all parties claiming by, through or under them, shall read identically to the legal description and Deed of Trust wherein defendants Reinstra are grantors and People's Bank is beneficiary recorded with the Skagit County Auditor under auditor's file no. 200701040003, to wit:

PARCEL A: The East 105 feet of the West 314 feet of the North 418 feet of that portion of Northwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 3 East, W.M., lying South of the County road running along the North line of said subdivision. Situate in the County of Skagit, State of Washington.

JUDGMENT REFORMING LEGAL DESCRIPTION -3  
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PARCEL B: The West 209 feet of the North 418 feet of that portion of the Northwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 3 East, W.M., lying South of the County road running along the North line of said subdivision. Situate in the County of Skagit, State of Washington.

Also known as:

The West 314 feet of the North 418 feet of that portion of Northwest ¼ of the Northwest ¼ of Section 9, Township 33 North, Range 3 East, W.M., lying South of the County road running along the North line of said subdivision. Situate in the County of Skagit, State of Washington.

2. This judgment reforming the legal description of the property described in the above-referenced Trustee's Deed shall be for the benefit of plaintiff GLEPCO, LLC, its heirs, successors, and assigns, and anyone claiming by, through or under it, from the date of execution of the Trustee's Deed forward.

3. ~~Paragraph 26 of the GMAC Deed of Trust dated May 19, 2008 from defendants as grantor to GMAC as beneficiary (recorded in Skagit County Auditor's file no. 200806110056) provides that in the event of any litigation that the "Lender shall be entitled to recover its reasonable attorneys' fees and costs in any action or proceeding to construe or enforce any term of this Security Instrument. . . ." The court awards judgment in favor of plaintiff GLEPCO, LLC against defendants and the marital community of which they are a part in the amount of \$ 807<sup>00</sup> ~~xx~~, representing the plaintiffs' costs and reasonable attorneys' fees incurred in connection with this proceeding.~~ *STAYING COSTS*

DONE IN OPEN COURT this 10<sup>th</sup> day of OCTOBER, 2011.

*Steve Moody*  
JUDGE/COURT COMMISSIONER

JUDGMENT REFORMING LEGAL DESCRIPTION -4  
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1 Prepared and Presented by:  
2 OSERAN, HAHN, SPRING, STRAIGHT & WATTS, P.S.

3 By   
4 CHARLES E. WATTS, WSBA #2331  
Attorney for Plaintiffs

5  
6  WSBA #5217  
7 Attorney for Defendants  
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