

**Filed for Record at Request of and
AFTER RECORDING MAIL TO:**

Richard R. Beresford
Beresford Booth PLLC
145 3rd Avenue South, Suite 200
Edmonds, WA 98020

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)	
DEFAULT JUDGMENT AND AMENDED JUDGMENT SUMMARY	
Reference Number(s) of Documents assigned or released:	
Grantor(s) (Last name, first name, initials)	
DALBEY, DIANNE L.	
Grantee(s) (Last name first, then first name and initials)	
BERESFORD BOOTH PLLC	
Additional names on page _____ of document.	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) (0.5500 ac) DK 12: DR 19: INCLUDING 1956 ABC COACH 46X8 S/N 5893 PLATE NO. #61319 AND 1963 BILTMORE 55X10 S/N 553103 PLATE NO. @77987; TAX 53 N 73FT OF S 897 1/2 FT OF W1/2 W1/2 GOVERNMENT LOT 4, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LESS RD	
Assessor's Property Tax Parcel/Account Number	P23733
<input type="checkbox"/> Assessor Tax # not yet assigned	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

20-2-00808-29
DFJG
Default Judgment
10363682



I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 6-23-2021



MELISSA BEATON, County Clerk -

By: J McAllister
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2021 MAY 27 PM 1:44

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

JOHN SANCHEZ, an individual;
SANCHEZ-DALBEY PARTNERSHIP, a
Washington general partnership;

Plaintiffs,

vs.

DIANNE DALBEY, an individual;
HENDRICKSON REALTY LLC, a Washington
limited liability company,

Defendants.

NO. 20-2-00808-29

DEFAULT JUDGMENT

(Clerk's Action Required)

I. JUDGMENT SUMMARY

Judgment Creditor:	JOHN SANCHEZ	
Creditor's Attorney:	Per E. Oscarsson, BERESFORD BOOTH PLLC	
Judgment Debtor No. 1:	DIANNE DALBEY	
Principal Judgment Amount		
(Promissory Note):		\$6,000.00
Late Fees:		\$100.00
Pre-judgment Interest to May		
26, 2021:		\$6,933.41
Subtotal:		\$13,033.41
Principal Judgment Amount		
(Partnership):		\$121,350.00
Pre-judgment Interest to May		
26, 2021:		\$82,897.07
Subtotal:		\$204,247.07
Divided in half for Plaintiff		

DEFAULT JUDGMENT - I
40897.08

BERESFORD + BOOTH PLLC
145 THIRD AVENUE SOUTH, SUITE 200
EDMONDS, WASHINGTON 98020
(425) 776-4100

1	John Sanchez' share:	\$102,114.54
2	Total Judgment against	
3	Judgment Debtor No. 1:	<u>\$115,147.95</u>
4	Judgment Debtor No. 2:	DIANNE DALBEY and HENDRICKSON REALTY LLC
5	Principal Judgment Amount:	\$44,854.34
6	Pre-judgment Interest to May	
7	26, 2021:	<u>\$11,303.30</u>
8	Subtotal:	\$56,157.64
9	Treble damages:	\$25,000.00
10	Attorneys' Fees and Costs:	\$26,782.50
11	Total Judgment against	
12	Judgment Debtor No. 2:	<u>\$107,940.14</u>
13		
14	Post-Judgment Interest	18%

15 I. CLERK'S ACTION

16 THE CLERK is directed to enter a judgment against defendant DIANNE DALBEY
 17 in the amount of \$115,147.95, which represents combined principal debt in the amount of
 18 \$127,350.00, plus late fees in the amount of \$100.00, plus combined pre-judgment interest
 19 in the amount of \$89,830.48 through May 26, 2021, divided in half for Plaintiff John
 20 Sanchez' share. The judgment shall include additional pre-judgment interest at the rate of
 21 \$32.99 per day from May 26, 2021 to the date judgment is entered. THE CLERK is
 22 directed to enter a judgment against defendants DIANNE DALBEY and HENDRICKSON
 23 REALTY LLC in the amount of \$107,940.14, which represents principal debt in the
 24 amount of \$44,854.34, plus pre-judgment interest in the amount of \$11,303.03, plus treble
 25 damages in the amount of \$25,000.00, together with attorneys' fees and costs in the amount
 26 of \$26,782.50. The judgment shall include additional pre-judgment interest at the rate of
 \$22.12 per day from May 26, 2021 to the date judgment is entered. The Judgment will bear
 interest at the contractual rate of 18% per annum.

II. FINDINGS

THIS MATTER came before the Court upon plaintiffs' Motion for Order of Default and Default Judgment. The Motion was presented ex parte to the Court through plaintiffs' attorneys of record, Beresford Booth PLLC.

The Court considered the pleadings filed in this action, the Declaration of plaintiffs' counsel, the Declaration of plaintiff John Sanchez, and the proofs of mailing/service on file.

Based on the pleadings and evidence presented, the Court finds as follows:

1. Defendants Dianne Dalbey and Hendrickson Realty LLC have been declared in default by the Court's Order of Default.

2. Plaintiffs have properly presented information sufficient to permit calculation of sums certain and sums uncertain in their relief requested to include the principal judgment, accrued prejudgment interest, late fees, and an award of attorneys' fees and costs.

3. Plaintiff John Sanchez is entitled to judgment against Defendant Dianne Dalbey for failure to pay the promissory note in the principal amount of \$6,000.00, together with late fees in the amount of \$100.00, together with pre-judgment interest in the amount of \$6,933.41 through May 26, 2021, for a total of \$13,033.41, together with additional pre-judgment interest at the rate of \$2.96 per day from May 26, 2021 to the date judgment is entered. The judgment shall bear interest at the rate of 18% per annum until paid in full.

4. Plaintiff John Sanchez is entitled to judgment against Defendant Dianne Dalbey for damages relating to the partnership between them in the principal amount of \$121,350, together with pre-judgment interest in the amount of \$82,897.07 through May 26, 2021, for a total of \$204,247.07, divided in half to reflect Plaintiff John Sanchez' share of the damages suffered by the plaintiff partnership (resulting in the sum of \$102,114.54), together with additional pre-judgment interest at the rate of \$30.03 per day from May 26, 2021 to the date judgment is entered. The judgment shall bear interest at the rate of 18% per annum until paid in full.

1 5. Plaintiff John Sanchez is entitled to judgment against Defendants Dianne
2 Dalbey and Hendrickson Realty LLC for damages in the principal amount of \$44,854.34,
3 together with pre-judgment interest in the amount of \$11,303.30 through May 26, 2021,
4 together with treble damages in the amount of \$25,000.00 for violation of RCW 19.86,
5 together with attorneys' fees and costs in the amount of \$26,782.50, for a total of
6 \$107,940.14, together with additional pre-judgment interest at the rate of \$22.12 per day
7 from May 26, 2021 to the date judgment is entered. The judgment shall bear interest at the
8 rate of 18% per annum until paid in full.

9 **III. ORDER**

10 Based upon the above findings, IT IS HEREBY

11 ORDERED, ADJUDGED AND DECREED that Plaintiff John Sanchez be and is
12 hereby awarded a final judgment against Defendants as described in the findings set forth
13 above, which is the amount of the total judgment with prejudgment interest plus plaintiffs'
14 reasonable attorneys' fees and costs pursuant to the above Judgment Summary. The total
15 judgment shall accrue post-judgment interest at the rate of eighteen percent (18%) per
16 annum.

17 IT IS SO ORDERED this 27th day of May, 2021.

18 
19 SUPERIOR COURT JUDGE *comm.*

20 Presented By:

21 BERESFORD BOOTH PLLC

22 

23 By: Per E. Oscarsson, WSBA No. 14485
24 Attorneys for Plaintiffs

20-2-00808-29
JDSUM
Judgment Summary
10394852



I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 10/23/2021



MELISSA BEATON, County Clerk

By: J McAllister
Deputy Clerk

SKAGIT COUNTY, WASH
FILED

MAY 28 2021

MELISSA BEATON, CO. CLERK
Deputy

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

JOHN SANCHEZ, an individual;
SANCHEZ-DALBEY PARTNERSHIP, a
Washington general partnership;

Plaintiffs,

vs.

DIANNE DALBEY, an individual;
HENDRICKSON REALTY LLC, a Washington
limited liability company,

Defendants.

NO. 20-2-00808-29

AMENDED JUDGMENT
SUMMARY

Judgment Creditor:	JOHN SANCHEZ	
Creditor's Attorney:	Per E. Oscarsson, BERESFORD BOOTH PLLC	
Judgment Debtor No. 1:	DIANNE DALBEY	
Principal Judgment Amount		
(Promissory Note):	\$6,000.00	
Late Fees:	\$100.00	
Pre-judgment Interest to May		
26, 2021:	\$6,933.41	
Subtotal A:		\$13,033.41
Principal Judgment Amount		
(Partnership):	\$121,350.00	
Pre-judgment Interest to May		
26, 2021:	\$82,897.07	
Subtotal B:	\$204,247.07	

AMENDED JUDGMENT SUMMARY - J
40897.08

BERESFORD + BOOTH PLLC
145 THIRD AVENUE SOUTH, SUITE 200
EDMONDS, WASHINGTON 98020
(425) 776-4100

1	One half of Subtotal B		
2	(representing John Sanchez'		
3	judgment creditor's interest):	\$102,114.54	\$102,114.54
4	Total Judgment against		
5	Judgment Debtor No. 1		
6	(Subtotal A + ½ Subtotal B):		<u>\$115,147.95</u>
7	Judgment Debtor No. 2:	DIANNE DALBEY and HENDRICKSON	
8		REALTY LLC	
9	Principal Judgment Amount:	\$44,854.34	
10	Pre-judgment Interest to May		
11	26, 2021:	<u>\$11,303.30</u>	
12	Subtotal:	\$56,157.64	
13	Treble damages:	\$25,000.00	
14	Attorneys' Fees and Costs:	\$26,782.50	
15	Total Judgment against		
16	Judgment Debtor No. 2:		<u>\$107,940.14</u>
17	Post-Judgment Interest	18%	
18	Dated May 27, 2021		
19		BERESFORD BOOTH PLLC	
20		<i>Per E. Oscarsson</i>	
21		By: Per E. Oscarsson, WSBA No. 14485	
22		Attorneys for Plaintiffs	
23			
24			
25			
26			