

**WHEN RECORDED RETURN TO:**

Tomasi Bragar DuBay  
Attn: Eleanor DuBay  
121 SW Morrison St., Ste 1850  
Portland, OR 97204

213734-LT

**DOCUMENT TITLE(S): AMENDED GENERAL JUDGMENT AND MONEY AWARD**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 201309250013**

**GRANTOR: ESTATE OF WILLIAM E KEENEY  
ESTATE OF CLARICE A KEENEY**

**GRANTEE: BANNER BANK**

**ABBREVIATED LEGAL DESCRIPTION: LOT 23 IN TRACT 1, PEAVEY'S ACREAGE  
TRACTS NOS. 1 AND 2**

**TAX PARCEL NUMBER(S): 3966-001-023-1015/P133073 & 3966-001-023-0015/P67902**

24-2-01104-29  
JD 1E  
Judgment  
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SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

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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 4-15-25



MELISSA BEATON, County Clerk

By: *[Signature]*  
Deputy Clerk

D. WILSON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

FOR THE COUNTY OF SKAGIT

BANNER BANK,  
Plaintiff,

v.

ESTATE OF WILLIAM E. KEENEY, acting  
by and through its Personal Representative  
Amelia Keeney Hirai; ESTATE OF CLARICE  
A. KEENEY; UNKNOWN HEIRS AND  
DEWISEES OF CLARICE A. KEENEY; and  
OCCUPANTS OR PARTIES IN  
POSSESSION,

Defendants.

Case No. 24-2-01104-29

*Amended*  
GENERAL JUDGMENT AND MONEY  
AWARD

**SUMMARY OF JUDGMENT**

- 19 1. Name of Judgment Creditor : Banner Bank
- 20 2. Name of Its Attorney : Eleanor A. DuBay  
Tomasi Bragar DuBay  
21 121 SW Morrison St, Suite 1850  
22 Portland, OR 97204
- 23 3. Name(s) of Judgment Debtor(s) : Estate of William E. Keeney  
Estate of Clarice A. Keeney
- 24 4. Amount Due on Judgment
- 25 a. Principal : \$148,803.81
- 26 b. Late Charges : \$6,908.37

- 1 c. Site Visit Fees : \$140.00  
 2 d. Costs of Title Search: : \$843.33  
 3 e. Accrued Interest at the rate of 8.30% per annum  
 through March 14, 2025 : \$19,159.11  
 4 f. Pre-Judgment Interest at the rate of 8.30% per annum  
 5 from March 15, 2025 until judgment is entered  
 : at \$33.74512 per diem  
 6 g. Costs : \$2,042.92  
 7 h. Attorneys' Fees : \$6,441.86  
 8 i. Post-judgment interest accruing on the total amount of the judgment at the rate of 8.30%  
 9 from the date the judgment is entered until paid in full.

10 5. Judgment Real Property Abbrev. Legal: \* Lot 23 in Tract 1, Peavey's Acreage Tracts

11 Nos. 1 and 2.

12 \*The Real Property is described on page 3 of this Judgment.

13 This matter came before the court on Plaintiff's motion for entry of judgment,  
 14 Plaintiff appearing ex parte by Eleanor A. DuBay, of its attorneys; and the court, having  
 15 considered the evidence presented and its records and files,

16 NOW, THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED as  
 17 follows:

18 **A. ON THE FIRST CLAIM FOR RELIEF**

19 1. Plaintiff is awarded a judgment against defendants the Estate of William  
 20 E. Keeney and the Estate of Clarice A. Keeney in the principal sum of \$148,803.81, plus late  
 21 charges in the sum of \$6,908.37, plus accrued interest through March 14, 2025 in the sum of  
 22 \$19,159.11, plus interest accruing at the contract rate of 8.30 percent per annum (\$33.74512 per  
 23 diem), from March 15, 2025 until the date judgment is entered, plus the sum of \$843.33 to cover  
 24 the costs of searching and abstracting records, plus site visit fees of \$140.00, plus plaintiff's  
 25 reasonable attorney fees of \$6,441.86, plus plaintiff's costs and disbursements incurred herein of  
 26

1 \$2,042.92; with interest to accrue on the total of all of the above sums at the rate of 8.30 percent  
2 per annum from the date of judgment, until paid.

3 **B. ON THE SECOND CLAIM FOR RELIEF**

4 1. Plaintiff's Deed of Trust, dated September 19, 2013 and recorded on  
5 September 25, 2013, in Skagit County, Washington, under Recording No. 201309250013, is a  
6 valid and paramount lien upon the real property, legally described as follows and commonly  
7 known as 9260, 9264 and 9268 Soren Road, Sedro-Woolley, WA 98284 (the "Property"),  
8 superior to any and all right, title, interest, lien, or estate of any of defendants or of anyone  
9 claiming by, through, or under them in and to the Property securing the payment of the  
10 judgment:

11 Lot 23, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2,  
12 SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH,  
13 RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in  
14 Volume 3 of Plats, page 37, records of Skagit County, Washington.

15 2. Plaintiff holds a valid first security interest in the Property and is the  
16 current holder of the Note that decedents William E. Keeney and Clarice A. Keeney executed on  
17 or about September 19, 2013.

18 3. The Deed of Trust is foreclosed, and the Property shall be sold by the  
19 Sheriff of Skagit County, Washington, in the manner provided by law for foreclosures and in  
20 accordance with the practice of this Court.

21 4. Plaintiff's lien on the Property is superior to any interest, lien, or claim of  
22 defendants, and any and all persons claiming an interest in the Property and that said Deed of  
23 Trust is hereby foreclosed by this Court on the Property and defendants, each of them, and all  
24 parties claiming through or under them as purchasers, encumbrances, or otherwise, are forever  
25 barred and foreclosed of all interest, lien, or claim in the Property and every portion thereof  
26 excepting only any statutory right of redemption provided by the laws of the State of  
Washington.



1 3. Judgment Debtor: Estate of Clarice A. Keeney  
 And if known: Address: 9260 Soren Road  
 2 Sedro-Woolley, WA 98284  
 Date of Birth: 06/xx/1929  
 3 Social Security Number: xxx-xx-2062  
 Driver's License Number: Unknown  
 4 State of Issuance: Unknown  
 Judgment Debtor's Attorney: n/a  
 5 4. Any Person or Public Body entitled  
 to any portion of payment made  
 6 on judgment: None  
 7 a. Principal Amount: \$148,803.81  
 8 b. Interest Accrued to March 14, 2025: \$19,159.11  
 9 c. Attorneys' Fees: \$6,441.86  
 10 d. Costs: \$2,042.92  
 11 e. Costs of Title Search: \$843.33  
 12 f. Late Charges: \$6,908.37  
 13 g. Site Visit Fees: \$140.00  
 14 h. Post-judgment interest accruing on the total amount of the judgment at the rate of 8.30%  
 15 from the date the judgment is entered until paid in full

16 TOTAL JUDGMENT SUM: \$184,339.40 as of March 14, 2025.

17 DATED: April 14, 2025

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 JUDGE/COURT COMMISSIONER

21 Presented by:

22 TOMASI BRAGAR DUBAY

23

24 By: /s/ Eleanor A. DuBay  
 Eleanor A. DuBay, WSBA #45828  
 25 (503) 894-9900  
 edubay@tomasilegal.com  
 26 Of Attorneys for Plaintiff