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Skagit County Auditor

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Wolf Lee Hurst & Slattery, PLLP
230 E. Champion Street
Bellingham, Washington 98225

DOCUMENT TITLE:	DEFAULT JUDGMENT
GRANTORS:	ANDREA OHMAN a/k/a ANDREA DENISE RIVERA, ANDREA LEWIS RIVERA, ANDREA DENISE LEWIS, ANDREA LEWIS OHMAN, and ADRIANNA OHMAN; ERIC OHMAN a/k/a ERIC DWIGHT OHMAN, ERIC CAMPBELL, and ERIC LAWSON, in their individual capacity and/or marital community; NATURALLY REFINED DREA LLC, a Washington limited liability company; and ANDREA LEWIS OHMAN LIVING TRUST, Defendants
GRANTEES:	YVETTE J. NEUMANN and DEREK R. NEUMANN, in their individual and marital capacities, Plaintiffs
ABBREVIATED LEGAL DESCRIPTION:	Ptn Gov. Lot 4, 9-34-2 E W.M.
ASSESSOR'S TAX PARCEL NUMBERS:	340209-0-005-0004, P20183; AND 340209-0-041-0000, P20219
REFERENCE NUMBERS OF RELATED DOCUMENTS:	NA

25-2-00702-29
DFJG 46
Default Judgment
20383164



SKAGIT COUNTY, WASH
FILED

FEB 06 2026

MELISSA BEATON, CO. CLERK
Deputy

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT**

YVETTE J. NEUMANN and DEREK R.
NEUMANN, in their individual and marital
capacities,

Plaintiffs,

vs.

ANDREA OHMAN a/k/a ANDREA
DENISE RIVERA, ANDREA LEWIS
RIVERA, ANDREA DENISE LEWIS,
ANDREA LEWIS OHMAN, and
ADRIANNA OHMAN, and ERIC OHMAN
a/k/a ERIC DWIGHT OHMAN, ERIC
CAMPBELL, and ERIC LAWSON, in their
individual capacity and/or marital
community; NATURALLY REFINED
DREA LLC, a Washington limited liability
company; and ANDREA LEWIS OHMAN
LIVING TRUST,

Defendants.

CASE NO. 25-2-00702-29

DEFAULT JUDGMENT

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 2-20-2026



MELISSA BEATON, County Clerk

By:
Deputy Clerk

NICOLE HAGEN

JUDGMENT SUMMARY

JUDGMENT CREDITORS:

Yvette J. Neumann and Derek R.
Neumann, in their individual and marital
capacities

CREDITORS' ATTORNEY:

Elizabeth Slattery

JUDGMENT DEBTORS:

Andrea Ohman, Eric Ohman, Naturally
Refined Drea LLC and the Andrea Lewis
Ohman Living Trust

DEFAULT JUDGMENT
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WOLF LEE HURST & SLATTERY, PLLP
230 E. Champion Street
Bellingham, WA 98225
Ph.: (360) 676-0306/Fax: (360) 676-8058

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DEBTORS' ATTORNEY: N/A
DATE OF JUDGMENT: February 6, 2026
PRINCIPAL JUDGMENT AMOUNT AGAINST DEFENDANTS: \$81,052.62
PREJUDGMENT INTEREST TO DATE OF JUDGMENT: N/A
ATTORNEYS' FEES: \$22,441.50
COSTS OF SUIT: \$ 1,750.28
APPLICABLE INTEREST RATE: 12%

THIS MATTER came before the Court pursuant to Plaintiffs' Ex Parte Motion for a Default Judgment and Permanent Injunction Against Defendants. The Court, after considering all pleadings and entering Findings of Fact and Conclusions of Law pursuant to CR 55(b) and 52(a), does hereby enter this Default Judgment.

IT IS HEREBY ORDERED AND ADJUDGED that title to the real property legally described as:

A tract of land in Government Lot 4, Section 9, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of the East 40 rods of said Lot 4, 302.88 feet South of the Northwest corner thereof (which point is 2 1/2 feet South of the center line of existing power pole line);
thence North 88°44' East parallel to the South side of the existing power pole line 516.0 feet, more or less, to the East line of a tract formerly owned by Ben Van Deusen and described in deed recorded under Auditor's File No. 622445, the true point of beginning;
thence North 88°44' East parallel to the South side of the existing power pole line 124.0 feet, more or less, to the County road;
thence South along the West line of said County road and the projection thereof to the meander line of Similk Bay;

1 thence Westerly along the said meander line to a point South 0°40' West of
2 the true point of beginning;
3 thence North 0°40' East to the true point of beginning.

4 TOGETHER WITH tidelands of the second class as conveyed by the State of
5 Washington situate in front of the above described tract, EXCEPT that portion
6 of second class tidelands lying between the high water line and the mean line
7 abutting subject property.

8 Situate in the County of Skagit, State of Washington.

9 (the "Neumann Property") is hereby quieted, established, and confirmed in Yvette J. Neumann
10 and Derek R. Neumann (collectively, the "Neumanns"), a married couple.

11 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that any claim of interest of
12 Andrea Ohman, Eric Ohman, Naturally Refined Drea LLC, and Andrea Lewis Ohman Living
13 Trust (collectively, the "Ohman Parties") in the Neumann Property is hereby extinguished
14 forever. The Ohman Parties have no right, title, or interest in the Neumann Property.

15 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that any claim of interest of
16 the Ohman Parties in the personal property of the Neumanns is hereby extinguished forever. The
17 Ohman Parties have no right, title, or interest in the personal property of the Neumanns.

18 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that any UCC Statements
19 made by or on behalf of the Ohman Parties relating to the Neumann Property or the personal
20 property of the Neumanns are void and invalid, and hereby terminated. Without limitation, UCC
21 Filing No. 2025-074-3748-2 and its amendment, UCC Filing No. 2025-097-0300-4, and UCC
22 Filing No. 2025-078-4627-7 are hereby terminated.

23 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that the Neumanns are
24 entitled to permanent injunctive relief against the Ohman Parties. This Default Judgment shall
25 confirm the Permanent Injunction Order entered of even date.

DEFAULT JUDGMENT
Page 3 of 5

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Ph.: (360) 676-0306/Fax: (360) 676-8058

1 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that the Ohman Parties are
2 PERMANENTLY ENJOINED from interfering, directly or indirectly, with title to any real or
3 personal property owned by the Neumanns.

4 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that the Ohman Parties are
5 PERMANENTLY ENJOINED from claiming, asserting, or pursuing, directly or indirectly, any
6 claim, right, title, or interest in or to the Neumann Property.

7 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that the Ohman Parties are
8 PERMANENTLY ENJOINED from recording or filing any document that purports to convey,
9 establish, or secure an interest in any real or personal property owned by the Neumanns,
10 including, without limitation, the Neumann Property, including, but not limited to, by way of
11 any deed, legal action, or UCC filing statement.

12 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that damages in the amount
13 of \$81,052.62 are awarded in favor of the Neumanns and against the Ohman Parties. The Ohman
14 Parties are jointly and severally liable to the Neumanns for all awarded damages.

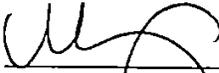
15 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that the Neumanns are
16 awarded their reasonable attorneys' fees against A. Ohman, the Trust, and Naturally Refined in
17 the amount of \$22,441.50 pursuant to the Purchase and Sale Agreement dated March 14, 2025.
18 Salewski v. Pilchuck Veterinary Hosp., Inc., P.S., 189 Wash.App. 898, 910, 359 P.3d 884 (2015).

19 A. Ohman, the Trust, and Naturally Refined are jointly and severally liable to the Neumanns for
20 all awarded attorneys' fees.

21 IT IS HEREBY FURTHER ORDERED AND ADJUDGED that costs in the amount of
22 \$1,750.28 are awarded in favor of the Neumanns and against the Ohman Parties pursuant to the

1 PSA and RCW 4.84.010. The Ohman Parties are jointly and severally liable to the Neumanns
2 for all awarded costs.

3 DATED this 10 day of February, 2026.

4
5 
6 Honorable McCrabell
7 Presented by:

8
9
10 Elizabeth Slattery, WSBA #56349
11 Mark J. Lee, WSBA #19339
12 Haylee J. Hurst, WSBA #51406
13 of Wolf Lee Hurst & Slattery, PLLP
14 Attorneys for Plaintiffs
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