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IN THE SUPERIOR COURT OF WASHINGTON
FOR SNOHOMISH COUNTY

JEFFREY LEWIS and NANCY LEWIS,
husband and wife,

NO. 13-2-06808-5

Plaintiffs,

**JUDGMENT FOR ATTORNEY
FEES AND COSTS -- ORDER
QUIETING TITLE**

vs.

HILTON LAKE HOMEOWNER'S
ASSOCIATION, a Washington nonprofit
corporation.

Defendant.

I. REAL PROPERTY JUDGMENT SUMMARY

Grantors:	Hilton Lake Homeowner's Association
Grantees:	Jeffrey Lewis and Nancy Lewis
Abbreviated Legal:	Lot 36 Hilton Lake Division No. 2
Tax Parcels:	00686500003600
Judgment Summary:	A portion of Grantor's property is quieted to Grantee under adverse possession

II. ORDER QUIETING TITLE

THIS MATTER having come on regularly for hearing before the above entitled court based upon trial on January 12, 2016 and whereas a professional surveyor agreed by the parties has defined the "disputed area" which has been adversely possessed by the Plaintiffs as set forth in the above orders, and whereas the court is otherwise fully informed in this matter, it is

ORDERED, ADJUDGED AND DECREED that fee simple title in the real property that has been adversely possessed by Plaintiffs is legally described as set forth in **Exhibit 1** attached hereto ("Adversely Possessed Legal Description") and as shown in the

1 surveyor diagram set forth in **Exhibit 2**, attached hereto for illustrative purposes. Fee
2 title for such area is as shown in Exhibit 1 is quieted, established and confirmed in Jeffrey
3 Lewis and Nancy Lewis, husband and wife, as owners of the adjacent property legally
4 known as:

5 LOT 36, Hilton Lake Division No. 2 according to Plat thereof, recorded in
6 Volume 39 of Plats, page 264 and 265. Records of Snohomish County,
7 Washington. Situate in Snohomish County, State of Washington.

8 and it is further

9 **ORDERED ADJUDGED AND DECREED** that the Defendant, Hilton Lake
10 Homeowner's Association is declared to hold no interest in the Adversely Possessed
11 Legal Description set forth in Exhibit 1 as such legally described area was lost by
12 Defendant by operation of law under the doctrine of adverse possession; and it is further

13 **ORDERED ADJUDGED AND DECREED** that issues of attorney fees and
14 costs shall be set forth in a separate order; and it is further

15 Done in Open Court this ____ day of March, 2016.

16 _____
17 Judge George N. Bowden

18 **Presented by:**

19 BURNS LAW, PLLC

20 By: _____
21 Martin Burns, WSBA #23412
22 Attorney for Plaintiffs

23 Approved as to form:

24 _____
25 Antoni H. Froehling, WSBA No. 8271
26 Attorney for Defendant

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TO BE SUPPLEMENTED BY SURVEYOR

EXHIBIT 1

TO BE SUPPLEMENTED BY SURVEYOR

EXHIBIT 2