SUPERIOR COURT OF WASHINGTON FOR ISLAND COUNTY

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| XXXXXX,  Plaintiff,  vs.  LEIF, JOHN DOE, and ALL PERSONS  RESIDING in a Portion of XXXXXXX  Street, Coupeville, WA 98239, Defendants.  . | NO.  STIPULATED ORDER OF JUDGMENT |

JUDGMENT SUMMARY

Judgment Creditor:

Attorney for Judgment Creditor: Paul A. Neumiller, WSBA # 28124

Judgment Debtor: LEIF, JOHN DOE

Attorney for Judgment Debtor: David Henken, WSBA #44784

Northwest Justice Project

Principal judgment amount: $ 8,100.00

Costs: $ 467.00

Attorneys’ Fees: $ 3,500.00

Total Amount of Judgment: $11,567.00

Interest Rate on Total Judgment: Twelve Percent Per Annum.

PRINCIPAL JUDGMENT, ATTORNEY’S FEES AND COSTS SHALL BEAR INTEREST AT THE RATE OF 12 PERCENT PER ANNUM UNTIL PAID IN FULL.

Pursuant to stipulation of the parties, and good cause appearing, the Court orders the following:

THE COURT HEREBY FINDS:

1. On or about August 30, 2022, Defendant was personally served with a written 3-Day Notice to Quit Premises for Committing or Permitting Waste or Nuisance Upon the Premises - RCW 59.12.030(5) and RCW 59.18.650(2)(c) (the “3-Day Notice”) requiring Defendant to quit the Premises within three days. Defendant was also personally served with a written 10-Day Notice to Comply With Rental Agreement or Quit Premise – RCW 59.12.030(4) and RCW 59.18.650(2)(b) (the “10-Day Notice”) requiring Defendant to quit the Premises or fix the enumerated items within ten days.

2. On or about October 3, 2022, Defendant was personally served with the Complaint for Unlawful Detainer, Eviction Summons, Order to Show Cause Why Writ of Restitution Should Not Issue, and Defendant’s Answer (Blank).

3. Defendant LEIF stipulated to entry of this Stipulated Order of Judgment and waived notice of entry of this Stipulated Order Of Judgment.

The Court being fully advised in the premises and finding that just cause exists for the entry of this Judgment and Order, now, therefore:

IT IS HEREBY ORDERED:

1. There is no substantial issue of material fact regarding the right of Plaintiff to be granted relief as prayed for in her Complaint.

2. Defendant LEIF, JOHN DOE, and ALL PERSONS RESIDING in a Portion of XXXXXXXX, Coupeville, WA 98239, are liable for unlawful detainer and their respective interests in and to XXXXXXXXx, Coupeville, WA 98239 (the “Property”) are terminated.

3. The Clerk of Court shall immediately issue a Writ of Restitution directing the Sheriff to deliver possession of the Premises to Plaintiff no sooner than five days after the date this Judgment is entered, returnable ten days after its issuance, restoring to Plaintiff possession of the Property. The Writ of Restitution shall be automatically extended an additional ten days if not executed within the original ten-day period; and the Sheriff may break and enter the premises if necessary to execute the Writ of Restitution.

4. This Stipulated Order of Judgment concerns possession of the Property only and Plaintiff maintains her rights to pursue claims for money damages against Defendant should the facts support such a claim.

5. That Judgment be entered in favor of Plaintiff against Defendant for damages in the amount of $8,100.00 for current rent and delinquent rent, plus Plaintiff’s costs and disbursements in the sum of $467.00, together with a reasonable attorney's fee in the sum of $3,500.00, and for interest on this Judgment at the rate of 12 percent per annum from the date of entry of this Judgment.

6. That Plaintiff shall apply Defendant’s security deposit toward the balance of this Judgment for any cleaning/damage costs incurred by Plaintiff from Defendant’s tenancy, as the case may be.

DONE IN OPEN COURT on November \_\_\_, 2022.

JUDGE/COURT COMMISSIONER

Agreed and approved for entry: Presented by:

David Henken (WSBA #44784) Paul A. Neumiller (WSBA #28124)

Northwest Justice Project Attorney for Plaintiff

Attorney for Defendant