



200910290079

Skagit County Auditor

Document Title: Judgment + Release of Lien

Reference Number: 200706200144

Grantor(s): additional grantor names on page 3

- 1. James M. Young
- 2. Shayla Young

Grantee(s): additional grantee names on page ___

- 1. Roger Rohrich
- 2. Sandra Rohrich

Abbreviated legal description: full legal on page(s) ___

Similk Beach Lt 14 + W 1/2 Lt 15 Blk 6

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

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SUPERIOR COURT OF WASHINGTON, SKAGIT COUNTY

JAMES M. YOUNG, d/b/a J YOUNG FINE
WOODWORK, a sole proprietorship, and
SHAYLA YOUNG, husband and wife,

Plaintiffs,

vs.

ROGER ROHRICH, a single man and
SANDRA ROHRICH, a single woman,

Defendants,

NO. 07-2-01439-2

**JUDGMENT FOR DEFENDANTS
AND THIRD PARTY PLAINTIFFS**

ROGER ROHRICH, a single man, and
SANDRA ROHRICH, a single woman,

Third Party Plaintiffs,

vs.

AMERICAN CONTRACTORS
INDEMNITY, bond number 100018099; and
ACCREDITED SURETY & CASUALTY
CO., bond number 10028942,

Third Party Defendants.



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2 **JUDGMENT SUMMARY**

3 JUDGMENT CREDITORS: Roger Rohrich & Sandra
Rohrich
4 ATTORNEY FOR JUDGMENT CREDITOR: Alan R. Souders
5 JUDGMENT DEBTORS: James M. Young, doing
6 business as J Young Fine
7 Woodwork, and Shayla Young,
8 husband and wife; and
American Contractors
Indemnity, bond #100018099
9 PRINCIPAL AMOUNT OF JUDGMENT: \$50,000
10 PREJUDGMENT INTEREST: NONE
11 ATTORNEY FEES: \$250 (Statutory)
12 COSTS OF ACTION: \$570
13 TOTAL JUDGMENT: \$50,820
14 POSTJUDGMENT INTEREST RATE: 12%

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16 THIS MATTER was heard in Arbitration on August 18, 2009 with Defendant and
17 Third Party Plaintiff Roger Rohrich appearing personally and through his attorney
18 Alan Souders, and Third Party Defendants American Contractors Indemnity and
19 Accredited Surety and Casualty appearing through their attorney John S. York.
20 Plaintiffs did not appear at or participate in the arbitration. An Arbitration Award
with proof of service upon the parties was filed with the Court on September 30,
2009.

21 No participating party having requested a trial de novo within the twenty days
allowed by law, the Court enters Judgment on the Arbitration Award as follows:

22 (1) Plaintiffs' claim against Defendants is dismissed, and Plaintiffs' lien recorded
23 under Skagit County Auditor's file number 200706200144 as against the
24 Defendants' property is hereby released.

25 (2) Defendants are awarded \$50,000 on their counterclaim against Plaintiffs.

26 (3) Third Party Plaintiffs are awarded \$12,000 as against American Contractors
27 Indemnity, bond number 100018099, or such other amount as may be remaining
and available under that bond.
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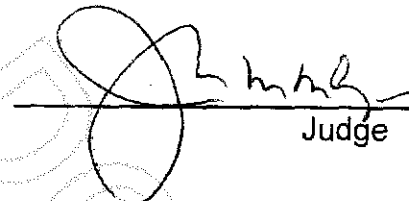
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(4) Third Party Plaintiffs' claim against Accredited Indemnity and Insurance Company bond number 10028942 is dismissed.

(5) As the prevailing party, Defendants are awarded statutory attorney fees and costs as laid out above, but the maximum liability of American Contractors Indemnity, bond number 100018099, including attorney fees and costs, shall not exceed the amount as may be remaining and available under that bond.


Other Provisions:

Done this 23 day of October, 2009.



Judge

Respectfully submitted:


Alan R. Souders, WSBA No. 26192
Attorney for Defendants and Third Party Plaintiffs

John S. York, WSBA No. 7785
Attorney for Third Party Defendants

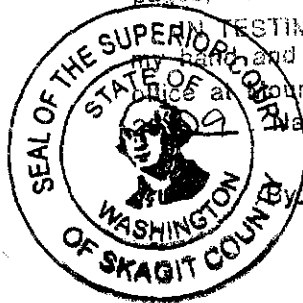


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UNOFFICIAL DOCUMENT

State of Washington, } ss.
County of Skagit }

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 3 pages, now on file in my office.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Court Vernon this 23 day of Oct,
Nancy K. Scott, County Clerk.

Nancy K. Scott
Deputy Clerk



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