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FILED

MAR 22 2019

Timothy W. Fitzgerald  
SPOKANE COUNTY CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF SPOKANE

Aaron Surina

Petitioner/Plaintiff(s),

vs.

SIRINYA Polary

Respondent/Defendant(s).

CASE NO.

17-3-01817-0

Supplemental / RE: CRIMES

(Type of Document)

ATTACHED IS EVIDENCE OF FELONY  
CRIMES BEING COMMITTED UNDER  
THE PROTECTION OF THIS CIVIL SUIT.

THIS HAS COST ME THOUSANDS OF DOLLARS  
IN LOST BUYERS, PROLONGED LOSS OF USE,  
FEES IN DEFAULT, ATTORNEYS FEES, TOTALING  
IN APPROX 14,571.34-

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Plaintiff/Petitioner or Defendant/Respondent

Address: \_\_\_\_\_

PO Box 30123 Spokane

State

WA

ZIP

99223

**Fraud—False entries—Penalty.**

Whoever fraudulently procures, or assists fraudulently procuring, or is privy to the fraudulent procurement of any certificate of title, or other instrument, or of any entry in the register of titles, or other book kept in the registrar's office, or of any erasure or alteration in any entry in any such book, or in any instrument authorized by this chapter, or knowingly defrauds or is privy to defrauding any person by means of a false or fraudulent instrument, certificate, statement, or affidavit affecting registered land, shall be guilty of a class C felony, and upon conviction, shall be fined in any sum not exceeding five thousand dollars, or imprisoned in a state correctional facility for not more than five years, or both such fine and imprisonment, in the discretion of the court.

[ 2003 c 53 § 293; 1907 c 250 § 91; RRS § 10720.]

**NOTES:**

Intent—Effective date—2003 c 53: See notes following RCW 65.12.011.

Sirinya, Carl, Bang On & Richard Perednia paid for an entry in the recorders office against my sole & separate property on Nov 6, 2018 for nearly 40,000 US Dollars— A Fraudulent Affidavit affecting registered land.

I lost a buyer and am currently unable to obtain title insurance to close the sale on March 22, 2019 (Friday)

Keith Glanzer tricked a Superior court Judge to order my property be sold exclusively by the person who signed a second Fraudulent sale of my sole & separate property—

\* Judge Hazel has been clear about the proceeds under his control. This crafty & fraudulent instrument placed on my title would usurp Judge Hazel from having any access to the funds. This constitutes "Tampering with Physical Evidence" under RCW 9A.72.150 (9) "conceals" evidence relative to an official proceeding.

**RCW 9A.82.045** Collection of unlawful debt.

 It is unlawful for any person knowingly to collect any unlawful debt. A violation of this section is a Class C felony.

[ 2001 c 222 § 7. Prior: 1985 c 455 § 6.]

**NOTES:**

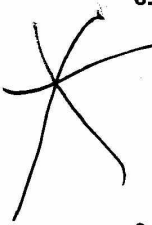
**Purpose—Effective date—2001 c 222:** See notes following RCW 9A.82.001.

Commitment No.: SP19833

**7. SPOKANE COUNTY SUPERIOR COURT JUDGMENT:**

AGAINST: AARON SURINA  
IN FAVOR OF: SIRINYA SURINA  
AMOUNT: \$1,000.00  
ENTERED: June 28, 2018  
JUDGMENT NO.: 18904863-0  
CAUSE NO.: 17-3-01317-0  
ATTORNEY FOR  
CREDITOR: KEITH GLANZER

**8. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:**



GRANTOR: SIRINYA SURINA  
TRUSTEE: RICHARD PEREDNIA, ESQ.  
BENEFICIARY: CARL WILSON OR BANG-ORN M. WILSON  
AMOUNT: \$34,682.00  
DATED: March 16, 2018  
RECORDED: November 06, 2018  
AUDITOR'S FILE NO.: 6758096

**9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

BETWEEN: M.N. JUKE AND LEONE E. JUKE; DORIS JOHNSON; HOMER  
LEMREY AND MARIE E. LEMREY; AND ROBERT DEE RIEGEL  
REGARDING: INSTALLATION, MAINTENANCE AND REPAIR OF WATER LINE  
RECORDED: July 09, 1963  
AUDITOR'S FILE NO.: 949749B  
AFFECTS: THIS AND OTHER PROPERTY

SAID AGREEMENT IS A RE-RECORD OF INSTRUMENT RECORDED June 27, 1963 UNDER  
FILE NO. 947080B.

**10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

BETWEEN: RADIOLOGY ASSOCIATES OF SPOKANE, P.S. EMPLOYEES  
PROFIT SHARING PLAN, AND TRUST AND SPOKANE COUNTY, A  
MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON  
REGARDING: SEWER AND OTHER INCIDENTAL SERVICES  
RECORDED: February 21, 1980  
AUDITOR'S FILE NO.: 8002210202  
AFFECTS: THIS AND OTHER PROPERTY

**11. RESTRICTIONS, EASEMENTS, SETBACKS AND OTHER MATTERS AS MAY BE DELINEATED  
AND/OR CONTAINED ON THE FACE OF SAID PLAT, BUT OMITTING ANY COVENANTS OR  
RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL  
ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL  
ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR  
FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS  
PERMITTED BY APPLICABLE LAW.**

**12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

BETWEEN: RET, INC., A WASHINGTON CORPORATION, AND GOBER'S SEPTIC  
SERVICE, INC.  
REGARDING: SEWERAGE MAINTENANCE  
RECORDED: October 27, 1983  
AUDITOR'S FILE NO.: 8310270153  
AFFECTS: THIS AND OTHER PROPERTY

**RCW 26.16.010 Separate property of spouse.**

Property and pecuniary rights owned by a spouse before marriage and that acquired by him or her afterwards by gift, bequest, devise, descent, or inheritance, with the rents, issues and profits thereof, shall not be subject to the debts or contracts of his or her spouse, and he or she may manage, lease, sell, convey, encumber or devise by will such property without his or her spouse joining in such management, alienation or encumbrance, as fully, and to the same extent or in the same manner as though he or she were unmarried.

[ 2008 c 6 § 602; Code 1881 § 2408; RRS § 6890. Prior: See Reviser's note below.]

**NOTES:**

**Reviser's note:** For prior laws dealing with this subject see Laws 1879 pp 77-81; 1873 pp 450-455; 1871 pp 67-74; 1869 pp 318-323.

**Part headings not law—Severability—2008 c 6:** See RCW 26.60.900 and 26.60.901.

**Construction:** "The rule of common law that statutes in derogation thereof are to be strictly construed has no application to this chapter. This chapter establishes the law of the state respecting the subject to which it relates, and its provisions and all proceedings under it shall be liberally construed with a view to effect its object." [Code 1881 § 2417.]

"This chapter shall not be construed to operate retrospectively and any right established, accrued or accruing or in any thing done prior to the time this chapter goes into effect shall be governed by the law in force at the time such right was established or accrued." [Code 1881 § 2418.] This applies to RCW 26.16.010 through 26.16.040, 26.16.060, 26.16.120, 26.16.140 through 26.16.160, and 26.16.180 through 26.16.210.

*Descent of separate real property:* RCW 11.04.015.

*Distribution of separate personal estate:* RCW 11.04.015.

*Rights of married persons or domestic partners in general:* RCW 26.16.150.



6758096

RETURN NAME and ADDRESS

Carl Wilson  
P.O. Box 30293  
Spokane WA 99223

Please Type or Print Neatly and Clearly All Information

Document Title(s)

DEED OF TRUST

Reference Number(s) of Related Documents

N/A

Grantor(s) (Last Name, First Name, Middle Initial)

Siriya Surina

Grantee(s) (Last Name, First Name, Middle Initial)

Carl B. Wilson / Richard Peverdine  
Bang-on M. Wilson

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Or Section of Lot/Block/Subdivision)

L14 B2 Heather Park First Add  
Vol 16 of Plat Page 14

Assessor's Tax Parcel ID Number 35261-1514

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

AFTER RECORDING MAIL TO:

Mr. Carl Wilson  
P.O. Box 30293  
Spokane, Washington 99223

**DEED OF TRUST**  
*(For use in the state of Washington only)*

Grantor(s): Sirinya Surina  
Grantee(s): Carl B. Wilson or Bang-orn M. Wilson Trustee -- Richard Perednia, Esq.  
Assessors Tax Parcel Number(s): 35261.1514

THIS DEED OF TRUST, made this 16 day of March, 2018, between Sirinya Surina, GRANTOR, whose address is 1616 S. Rocky Ridge Road, Spokane Valley, Washington (99212); Richard Perednia, Esq., as TRUSTEE and Carl Wilson or Bang-orn M. Wilson, BENEFICIARY, whose address is 4417 E. 55<sup>th</sup> Avenue, Spokane, Washington (99223)

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in Trust, with power of sale, the following described real property in Spokane County, Washington:

Lot 14 in Block 2, Heather Park First Addition, according to the Plat recorded in Volume 16 of Plats, Page 41;

Situate in the City of Spokane Valley, County of Spokane, State of Washington.

Tax Parcel Number: 35261.1514

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter there-unto belonging or in any wise appertaining, and the rents, issues, and profits thereof.

This deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of Thirty-four Thousand Six hundred Eighty Two and no/100 Dollars (\$34,682.00), in accordance with the terms of all promissory notes from 09 August to the signing of this instrument for the purpose of paying the Grantor's legal fees in the case of Surina vs Surina dissolution of marriage case #17-3-01817-0 (Spokane County), payable to Beneficiary or order, and made by Grantor, and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair, to permit no waste thereof, to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions, and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property, to keep the property free and

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees, and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property herein above described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event that any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee, or beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Sirinya Surina



STATE OF WASHINGTON }

} SS:

County of Spokane }

I certify that I know or have satisfactory evidence that Sirinya Surina is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03/16, 2018.

Notary Public  
State of Washington  
LAUREN R SONDALLE  
My Appointment Expires Oct 31, 2019



Notary Public in and for the State of Washington  
Residing at Spokane  
My appointment expires 10/30 2019