

CN: 201703018170
SN: 276
PC: 84

CLERK

FILED
MAY 30 2019
Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

Superior Court of Washington, County of Spokane

In re: **Surina Marriage**

Sirinya Polari

No. 17-3-01817-0

And Respondents

Aaron Surina (AAS/DMS Minor Sons)

Affidavit of:

Aaron Surina

(DCLR)

Affidavit of Aaron Surina

- 1.** I am 41 years old, work saving lives in our community and have fought for nearly two years to have equal rights and time with our 2 sons in expectation of what the law guarantees me under **RCW 26.16.125**.
- 2.** I am 42 years old, work to help save lives in this community, the Respondent in this case and father of David and Andrew Surina.
- 3.** I declare:

The attached is incorporated as my sworn statement as signed below.

I declare under penalty of perjury under the laws of the state of Washington that the facts I have provided on this form (and any attachments) are true. ☒ I have attached (number): 93 pages.

Signed at: **Hayden, ID**

Date: 5/15/19



Sign here

Aaron M. Surina
Print name

Optional Form (05/2016)
FL All Family 135
See Attached
Evidence/Exhibits

Supplemental Affidavit of facts
p. 1 of 2

Aaron Surina
legal@surina.org
PO BOX 30123
Spokane, WA 99223
509-944-8888



Services User <aaron.surina@gmail.com>

Authentisign Invitation to Review and Sign Documents for 1616 S Rocky Ridge Rescission

Aaron Surina <aaron@surina.org>

Reply-To: a-reply@surina.org

To: Donna Henry <donnaasselsspokane@gmail.com>

Fri, Mar 29, 2019 at 10:41 AM

I was ordered not to sign this morning after a court order said I could

On Fri, Mar 29, 2019 at 10:40 AM Aaron Surina <aaron@surina.org> wrote:

I'm not being rude but I have no business in the fraud.

That's what Keith is fighting for:

It's a matter of principal. I'm going to file at the federal Court

On Fri, Mar 29, 2019 at 7:55 AM Donna Henry <donnaasselsspokane@gmail.com> wrote:

They will still buy the house of you sign and I won't send this

On Fri, Mar 29, 2019, 7:39 AM Aaron Surina <aaron@surina.org> wrote:

What's this?

I'm supposed to go down and sign papers at 8:30am i thought.

no?

Very Respectfully,

Aaron

<http://www.linkedin.com/in/voipdesign>

*707-200-4372 *

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

On Thu, Mar 28, 2019 at 11:01 AM Donna Henry <secure@authentisign.com> wrote:

Authentisign®

Signing Participant Invitation

Attention: Aaron M Surina(Aaron@surina.org)

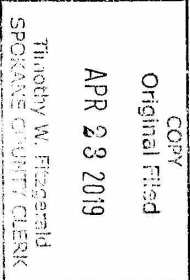
Confusion from
Keith interfering
with every step
of escrow.
I am confident
he will force the
loss of the house,

COPY
Original Filed
APR 23 2019
Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

Results Summary

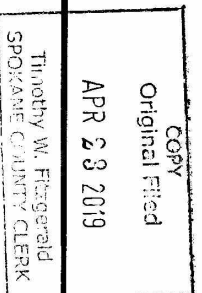
Official
Chain of
TITLE
All Document #'s
For Property

Document Number	Book/Page	Description	Recording Date		
Grantor			Grantee		
4146812		Warranty Deed	09/30/1997		
COONEY, JOSEPH M			BERGEN, DAVID R		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4146813		Deed Of Trust	09/30/1997		
BERGEN, DAVID R			COUNTRYWIDE, HOME LOAN		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4146814		Deed Of Trust	09/30/1997	4	\$11.00
BERGEN, DAVID R			COUNTRYWIDE, HOME LOAN		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4522669		Warranty Deed	10/06/2000	1	\$8.00
BERGEN, DAVID R			BOUFFARD, THOMAS, STEPHANIE		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4522670		Deed Of Trust	10/06/2000	16	\$23.00
BOUFFORD, THOMAS, STEPHANIE			CHAPEL, MORTGAGE CORP		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4522671		Deed Of Trust	10/06/2000	8	\$15.00
BOUFFARD, THOMAS, STEPHANIE			CHAPEL, MORTGAGE CORP		
Parcel: 35261.1514 HEATHER PARK L 14 B 2					
4593479		Deed Of Trust	05/31/2001	6	\$13.00
BOUFFARD, THOMAS, STEPHANIE			MORTGAGE, ELECTRONIC REGISTRATION SYS		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4654796		Quit Claim Deed	11/15/2001	1	\$8.00
BOUFFARD, STEPHANIE			BOUFFARD, THOMAS		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4654797		Deed Of Trust	11/15/2001	19	\$26.00
BOUFFARD, THOMAS			HOMEcomings, FINANCIAL NETWORK		
Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2					
4919008		Trustee Sale	07/01/2003	3	\$21.00
LAWVERS, TITLE INSURANCE CO			BOUFFARD, THOMAS		



Results Summary

4975686	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Trustee Sale	10/06/2003	3	\$21.00
	LAWYERS, TITLE		BOUFFARD, THOMAS		
5027575	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Trustee Deed	01/27/2004	3	\$21.00
	LAWYERS, TITLE INSURANCE CORP		DEUTSCHE, BANK NATIONAL TRUST CO		
5066229	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Deed	05/03/2004	1	\$19.00
	DEUTSCHE, BANK TRUST COMPANY AMERICAS		MORRISON, GEORGE W		
5347946	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Deed Of Trust	02/28/2006	16	\$48.00
	MORRISON, GEORGE W		HOME, FUNDS DIRECT		
5618664	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Warranty Deed	12/07/2007	2	\$41.00
	MORRISON, GEORGE W		MARSH, KENNY A		
5618665	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Deed Of Trust	12/07/2007	11	\$51.00
	MARSH, KENNY A		COUNTRYWIDE, BANK		
5800819	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Trustee Sale	06/10/2009	5	\$46.00
	RECONTRUST, CO NA		MARSH, KENNY A		
5971505	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Lien	01/20/2011	1	\$62.00
	MARSH, KENNY A		GOVERNMENT, COUNTY OF SPOKANE		
6014696	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Trustee Sale	07/20/2011	5	\$66.00
	RECONTRUST, COMPANY		MARSH, KENNY A		
6039648	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2	Discontinuance Trustee Sale	10/26/2011	1	\$124.00
	RECONTRUST, COMPANY		MARSH, KENNY A		
6073753	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2	Lien	03/07/2012	1	\$62.00
	MARSH, KENNY A		GOVERNMENT, COUNTY OF SPOKANE		



Results Summary

6254358	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2	Lien	10/08/2013	1	\$32.00
	MARSH, KENNY A		GOVERNMENT, COUNTY OF SPOKANE		
	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2				
6256773	QUALITY, LOAN SERVICE CORP OF WASHINGTON	Trustee Sale	10/15/2013	4	\$75.00
	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2				
6301908	QUALITY, LOAN SERVICE CORPORATION	Trustee Deed	05/02/2014	3	\$74.00
	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2		FEDERAL, NATIONAL MORTGAGE ASSOCIATION		
6401428	FANNIE, MAE	Deed	05/26/2015	2	\$73.00
	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2		SURINA, AARON M		
6401430	SURINA, SIRINYA	Quit Claim Deed	05/26/2015	2	\$73.00
	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2				
6401431	SURINA, AARON M	Deed Of Trust	05/26/2015	16	\$88.00
	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2		MANN, MORTGAGE LLC		
6758096	SURINA, SIRINYA	Deed Of Trust	11/06/2018	4	\$103.00
	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2		RICHARD, PEREDNIA ESQ		

Aaron M Surina
P.O. Box 30123
P.O. Box 30123
Spokane WA 99223-3002

FOR REVERSE SIDE FOR ADDITIONAL IMPORTANT INFORMATION Please return this portion with your payment
Make Checks Payable To:

Check this box if your address or
personal information has been
updated on the reverse of this
payment coupon.



Account Number:
0070881123

Amount
Enclosed \$

Payment Due Date: 04/01/19
Current Payment: \$1,577.69
Past Due Amount: \$11,043.83
Unpaid Late Charges: \$305.10
Other Fees: \$1,506.88
TOTAL AMOUNT DUE: \$14,433.50
After 04/17/19 Pay: \$14,488.50

Please do not fold, tape or staple
check or coupon.
Please only use blue or black ink.

Late Charge	\$
Additional Principal	\$
Additional Escrow	\$
Other Fees	\$
Total Amount paid	\$

*See reverse side for instructions

PAYMENT PROCESSING CENTER
PO BOX 54040
LOS ANGELES, CA 90054-0040
SERIAL

03000000007088112300F7CB551000001577690000016326900000130166200001

FRANKLIN
MR SURINA'S
LENDER IS NOT
QUALIFY LEND SERVICES
I THINK SURINA WAS
MANIPULATED, A LEND
WAS OBTAINED & THAT
LEND WAS WHAT THEY
TRIED TO PAY OFF

SAVED
QUALITY
LOAN SERVICE CORP
Washington
that I was being
told at the only
time I was able
to glance at documents
my lender sold it to
this company. FRANK -
SEE FRANKLIN doc

108 1st Ave South, Suite 202 • Seattle, WA 98104 •

PAYOFF QUOTE

March 11, 2019

Keith Glanzer
EMAIL: kagps70@hotmail.com

Donna Henry
FAX: 18665104167@myfax.com

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

This correspondence is sent in conjunction with the processing of a non-judicial foreclosure. Your request does not stop the foreclosure proceedings from continuing. Accordingly, it is your responsibility to determine if a Trustee's sale might be scheduled for a date earlier than the expiration date of these figures. Unless you obtain written acknowledgement that any scheduled sale will be postponed, the sale may be held as scheduled.

Lender/ Servicer Name: Cenlar FSB
Loan Number Ending XXXXXX1123

With: Conventional Residential

Mortgage(s) Name: AARON M SURINA
Attorney/Trustee File No.: WA-19-849885-SW

Property Address: 1616 SOUTH ROCKY RIDGE DRIVE, SPOKANE VALLEY, WA 99212

You have requested payoff figures expiration date through 3/19/2019. Since the foreclosure fees and costs of this action and other amounts may increase daily, we have quoted the amount due as of today.
Please Note: Requesting a reinstatement or payoff quote does not stop the foreclosure process. Waiting to make your payment may increase the amount necessary to cure the default. Please see dates and amounts below which will increase as the foreclosure process continues, you should submit payment as quickly as possible to avoid incurring any additional fees or costs.

SEALED

Please be advised that this quote expires on (3/19/2019). If figures are not submitted on or before the expiration date, a new quote should be requested. Please note that amounts submitted based upon the below breakdown after the expiration date may not be accepted.

The amount to pay off the above referenced loan as of 3/19/2019 is \$ 229,457.57 and is itemized as follows:

• Unpaid Principal Balance Due:	\$ 221,904.37
• Interest	\$ 5,264.52
• Late Charges:	\$ 305.10
• *Reconveyance Recording Fee:	\$ 99.00
• PMI/MIP:	\$ 118.76
• Escrow:	\$ 356.94
• Advances:	\$ 1,386.88
Trustee Fee: \$ 442.50	
Title Charges: \$ 944.38	
• Incurred Foreclosure Fees and Costs:	\$ 22.00
○ Recordings: \$ 22.00	

*The line items designated with an asterisk will be legally required and incurred if the loan is reinstated or paid off. If the loan is not reinstated or paid off, they will not be incurred or added to the total amount owed at this time.

The submission of less than the total amount due on the quote could result in the return of the remitted funds. While this quote has an expiration date in the future, if you are remitting payment prior to the expiration date, we ask that you not deduct any sums.

The payoff figures listed above include items that have been paid by the lender or servicer or incurred by Quality that are currently due by the expiration Date.

Please understand that the above figures are subject to final verification upon receipt by the lender or servicer. All fees and costs incurred after the issuance of this letter will continue to be assessed until the loan delinquency is cured.

We reserve the right to update this figure through the projected date as issuance of this letter does not suspend the foreclosure action or the payment of taxes, insurance or other miscellaneous expenses on your account.

If your payment is less than the total payoff amount due by the expiration Date, the lender or servicer reserves the right to reject your payment and continue with the legal process.

Thank you,

Payoff and Reinstatement Department
Payoffs.reinstatements@qualityloan.com
(866) 925-0241 Ext. 5318

PAYMENT INSTRUCTIONS

STALE

NOTICE: PAYMENT MUST BE SUBMITTED IN THE FORM OF AN FDIC INSURED OFFICIAL CASHIERS CHECK OR FEDERALLY FUNDED WIRE

****For Check Payment:**

Our office recommends the use of an overnight servicer such as FedEx, UPS, GSO etc. We have experienced more frequent delivery delays with USPS which could potentially result in the payment being considered late.

Submit your certified cashier's check(s) and/or money order(s) payable to **Quality Loan Service Corporation of Washington**, and send directly to this office:

Quality Loan Service Corporation of Washington
Attn: General Accounting
2763 Camino Del Rio South
San Diego, CA 92108

Attorney/Trustee File No., the loan number, and the name of the borrower(s), must be noted on the Certified Cashier's checks and/or money order(s) check.

****For Wire Payment:**

When sending the wire you must include the **Attorney/Trustee File No., the loan number, and the name of the borrower(s)**, as well as other pertinent information of the remitter and any other information necessary for identification of the obligation for which the wire is sent. If this information is not included we may be unable to identify which account to apply the funds to and could result in your wire being returned.

Wire Instructions for Washington Properties

Comerstone Bank
York, NE 68467

For credit to: Quality Loan Service – Washington Escrow Account
Account No.: 391250
ABA / Routing No.: 104900349

Any wires transmitted to our office within 5 days of any scheduled sale date are sent at the remitter's own risk and application to the obligation cannot be presumed. **It is the obligation of the remitter to confirm receipt of funds by our office and verify any scheduled action is stopped.**

Due to the nature of electronic banking, the electronic receipt of funds by our financial institution does not in and of itself constitute timely payoff or reinstatement. You must confirm our receipt and identification of electronic funds by our office before you assume the payment is received or accepted.

Confidentiality Notice: The information contained herein may be privileged and protected by the attorney/client and or intended recipient, you are hereby expressly prohibited from dissemination distribution, copy or any use whatsoever of the transmission and its contents. If you receive this transmission in error, please call the sender and arrangements will be made to retrieve the originals from you at no charge.

REFUND INFORMATION FORM

SENT

IMPORTANT INFORMATION REGARDING A REFUND: If for some reason the actual amount due on the date of payment is less than the figure quoted, any excess amount will be returned to you. Please complete the **Refund Information Form** and fax to (866) 813-3850 or email a copy to disbursement@qualityloan.com. This information will be utilized if there is a refund owed on the funds submitted.

Lender/ Servicer Name: Cenlar FSB
Loan Number Ending With: XXXXXX1123
Loan Type: Conventional Residential
Attorney/Trustee File No.: WA-19-849885-SW
Mortgagor(s) Name: AARON M SURINA
Property Address: 1616 SOUTH ROCKY RIDGE DRIVE, SPOKANE VALLEY, WA 99212

Please provide a phone number and email address in case we need to reach you:

Daytime Phone: _____
Evening Phone: _____
Email Address: _____

Refund will be issued to:

Check one of the following

Same As Above: _____
Other (Please state below): _____

Name: _____
Address: _____
Daytime Phone: _____
Evening Phone: _____

TITLE FRAUD
FRAUDULENT
CHAIN OF
TITLE -
IF I SIGNED THIS
I WOULD HAVE LOST
229,000.00 INSTANTLY

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: KEITH GLANZER
CREDITOR:

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

13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR RESERVATIONS CONTAINED IN INSTRUMENT, 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;
RECORDED: October 27, 1983
AUDITOR'S FILE NO.: 8310270166

END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS

NOTES:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:
1616 S ROCKY RIDGE DR
SPOKANE VALLEY, WA 99212
- b. ACCORDING TO THE RECORDS OF SPOKANE COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	35261.1514
LAND:	\$45,000.00
IMPROVEMENTS:	\$246,800.00
TOTAL:	\$291,800.00

- c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

L14 B2 HEATHER PARK 1ST ADD

- d. PARAGRAPHS A THROUGH K UNDER GENERAL EXCEPTIONS HEREIN ARE DELETED FOR THE EXTENDED COVERAGE LOAN POLICY.

- e. NOTE: THE ALTA EXTENDED COVERAGE LOAN POLICY, WHEN ISSUED, WILL CONTAIN THE FOLLOWING ENDORSEMENT(S): ALTA 9, ALTA 22-06 AND ALTA 8.1

- f. ACCORDING TO THE APPLICATION FOR TITLE INSURANCE, TITLE IS TO VEST IN BRADLEY BARKER AND STACIE BARKER. WE FIND NO PERTINENT MATTERS OF RECORD AGAINST THE NAME(S) OF SAID PARTY/PARTIES.

- g. THE SUBJECT PREMISES MAY LIE WITHIN A COUNTY SEWERAGE AREA. AN INQUIRY SHOULD BE MADE TO THE SPOKANE COUNTY UTILITIES DEPARTMENT FOR ANY CHARGES THAT MAY BE OWED. FOR MORE INFORMATION CALL (509) 477-3604.

- h. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.

- i. PLEASE NOTE OUR RECORDING TIMES:

MONDAY - THURSDAY: 8:30 A.M., 10:30 A.M., 1:00 P.M. AND 2:30 P.M.
FRIDAY: 8:30 A.M., 10:30 A.M. AND 12:00 P.M.
E-RECORDING AVAILABLE MONDAY - FRIDAY UNTIL 3:00 P.M.



Services User <aaron.surina@gmail.com>

Fwd: Rocky Ridge Offer

Donna Henry <donnasellspokane@gmail.com>

To: "LEGAL@SURINA.ORG" <LEGAL@surina.org>

Cc: Sirinya Polarij <sirinyadavid@gmail.com>, Keith Glanzer <kaggs70@hotmail.com>, richk@rklaw.com

Sat, Dec 22, 2018 at 6:45 PM

We have til tomorrow at 9pm per Denay. Her clients are qualified, the lender went through their finances and sent a preapproval letter.

On Sat, Dec 22, 2018, 6:39 PM LEGAL@SURINA.ORG <LEGAL@surina.org wrote:

They don't have 40k.

They're not actually able to meet the basic elements. The approval is with 40k down. I was told they have 30. What is the point of sending the buyers who don't meet the approval requisite which grants ability to make an offer that can be considered?

I have Christmas stuff to do. Everyone is gone until business returns.

This participant from DENAY who never actually meets the lenders requirements demands I sign after hours without being able to have the contract reviewed by an independent qualified source.

I need 24 business hours minimum review time. Give me a break, pressure indicates issues

Respectfully,

Aaron Surina

<http://www.linkedin.com/in/voipdesign>

aaron@surina.org

707.200.4372

On Fri, Dec 21, 2018, 6:28 PM Donna Henry <donnasellspokane@gmail.com wrote:
295k...let me know what you would like to do!

----- Forwarded message -----

From: <denay@homelandspokane.com>

Date: Fri, Dec 21, 2018, 6:25 PM

This offer Donna Henry
stated had been enter-
tained since Dec 5th.
I was given 4 hours
Christmas weekend
after hours in a side
to sign after seeing
dishonesty in loan
approval letter

Subject: Rocky Ridge Offer

To: Donna Henry <donnasellspokane@gmail.com>, <Dobbins@qq.com>, <contracts@citibrokers.com>

Hi,

Here we go again. LOL :)

Thanks,

Denay Hornberger
Inside Sales/Licensed Agent

Homeland Realty Group LLC

m: 509-951-5992

f: 866-712-0056

w: www.homelandspokane.com e: denay@homelandspokane.com



Services User <aaron.surina@gmail.com>

Fwd: File Number-2915381-Address-1616 S Rocky Ridge Dr (Email Ref=1354841630)

Donna Henry <donnasellspokane@gmail.com>
To: Aaron S <aaron.surina@gmail.com>

Wed, Oct 17, 2018 at 8:39 AM

I would recommend calling your lender in letting them know it's on the market and you are trying to sell it. Everything will get paid off at closing

On Wed, Oct 17, 2018, 5:10 AM Services User <aaron.surina@gmail.com> wrote:
22nd 4925.48 is owed. Pursuing reversed mortgage to save it or refi

Respectfully,

Aaron Surina

<http://www.linkedin.com/in/voipdesign>

aaron@surina.org

707.200.4372

On Tue, Oct 16, 2018, 2:16 PM Donna Henry <donnasellspokane@gmail.com> wrote:

----- Forwarded message -----

From: **Mattocks, Sherri L.** <smattocks@firstam.com>

Date: Tue, Oct 16, 2018, 10:15 AM

Subject: Re: File Number-2915381-Address-1616 S Rocky Ridge Dr (Email Ref=1354841630)
To: Donna Henry <donnasellspokane@gmail.com>

Donna Henry -
Advising that I
don't have to worry
about mortgage
because the house
will cover it " "
when it sells - "
But Glazer took
control by deception
and Victim Blaming

Hi Sweet Donna!!!

I just checked on this and I don't see any kind of foreclosure documents recorded at all! No Notice of Trustee's Sale as of yet.....

 **thGFONV4DZ**

Sherri Mattocks

Title Officer

 <http://www.firstam.com/assets/email/images/email-logo.jpg>

First American Title Insurance Company
40 East Spokane Falls Blvd, Spokane, WA 99202

Direct: 509.835.8959

Fax: 866.537.9602

Email: smattocks@firstam.com

State License No. 600213895

A member of the First American Financial Corporation
family of companies | NYSE: FAF

From: Donna Henry <donnasellspokane@gmail.com>

Sent: Tuesday, October 16, 2018 10:00 AM

To: Mattocks, Sherri L. <smattocks@firstam.com>

Subject: [External] Re: File Number-2915381-Address-1616 S Rocky Ridge Dr (Email Ref=1354841630)

Goodmorning!!

Is there a way you can check and see the status of this with the lender please? The seller says it's going back to the bank on the 22nd.

On Thu, Aug 3, 2017, 7:50 AM smattocks@firstam.com <smattocks@firstam.com> wrote:

:) Thank you my friend!!!

File No.: 4259 2915381

Seller: Aaron M Surina

Property Address: 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212

You can download Acrobat Reader at <http://www.adobe.com/products/acrobat/readstep2.html>

Sherri Mattocks

Title Officer

First American Title Insurance Company

Phone: 509-835-8959 Ext.

Fax: 866-537-9602 Ext.

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Thank you.~

FAFLD

Asking for
sanctions in the
amount of judgement
from counsel to offset
some of the forced loss
from Mr. Glanzer's
criminal activity
against Sirinya, our son
and I, 22,513.64
WASHINGTON
COUNTY OF SPOKANE

No. 17-3-01817-0
ORDER AND JUDGMENT ON MOTION
FOR: CONTEMPT AND RESTRAINING
ORDER

In re the Marriage of:
SIRINYA SURINA
And
AARON MICHAEL SURINA
Respondent.

Judgment for	Debtor's name	Creditor's name	Amount	Interest
Civil penalty	Aaron Surina	Sirinya Surina	\$ 500.00	\$
Lawyer fees and costs	Aaron Surina	Sirinya Surina	\$ 1,500.00	\$
Yearly Interest Rate for child support, medical support, and children's expenses: 12%.				
For other judgments: % (12% unless otherwise listed)				
Lawyer (name): Keith A. Glanzer represents: Sirinya Surina				
Lawyer (name): Richard Kuck represents: Aaron Surina				

Summary of money judgment from 3.2 in the table below.

1. BASIS

Petitioner, Sirinya Surina through her attorney, Keith A. Glanzer, moved the court to enter an order on contempt for violations of the orders entered herein on August 10, 2018, January 3, 2019 and March 29, 2019 in Spokane, Washington.

In re the Marriage of Surina
Order on Motion re: Contempt and Restraining Order
Page 1 of 5

KEITH A. GLANZER, P.S.
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
Facsimile: 509-324-0405

II. FINDINGS

2.1 The court has considered the Motion for Contempt. A hearing was held on Friday, May 17, 2019 and it makes findings as follows:

2.2 The August 10, 2018 Order on Motion to Immediately Place Family Residence up for Sale. . . Etc. found an economic need had been established and therefore a sale was necessary. (page 1; paragraph 2.4). The parties were ordered to cooperate in immediately listing and showing the home in a manner that would effectuate a sale of the residence as soon as possible after an offer was accepted. It further ordered that "No offer within current market value could be unreasonably withheld." (pg 2; line 15). The current market value offer to purchase the property includes a contingency to replace the roof. Respondent, Aaron Surina has failed to cooperate with the current offer to purchase the property when he unreasonably refuses to authorize insurance coverage on the contingency.

2.3 The January 3, 2019 Order on Contempt ordered "Respondent, through his attorney, to immediately provide Petitioner through her attorney all documentation regarding the mortgage lender including but not limited to. . . ." All documentation regarding the mortgage lender necessarily includes its documentation on the insurance company interest in the subject property. Respondent refused to provide this information after repeated attempts to obtain it, which forced Petitioner Sirinya Surina, through her attorney to contact the mortgage holder to obtain the information to open a claim against the residential property. - THIS IS NOT LEGAL - FELONY FRAUD -

2.4 The March 27, 2019 Order on Motion For Conveyance of Real Estate clarified the court's January 3, 2019 order. Respondent, Sirinya Surina to execute all orders named above to complete the sale of the family residence as ordered by the court August 10, 2018. Respondent, Sirinya Surina, in the future. (page 3; line 16) Respondent's refusal to facilitate the current Purchase and Sale Agreement contingency to replace the roof and repair the fascia through an insurance claim prevents Petitioner from executing the Purchase and Sale Agreement. Respondent, and forces the sale of the sale to reduce by \$15,000.00 or more. Contempt. The August 10, 2018, January 3, 2019 and March 27, 2017 orders were not obeyed.

In re the Marriage of Surina
Order on Motion re: Contempt and Restraining Order
Page 2 of 5

KEITH A. GLANZER, P.S.
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
Facsimile: 509-324-0405

3.1 Contempt. Aaron M. Surina is in contempt.
3.2 The Oral ruling of the court is entered by this reference as though fully set forth herein

IT IS ORDERED that:

III. ORDER

- 2.14 Petitioner has shown good cause to grant Petitioner's motion.
the amount of \$22,513.01 is reasonable.
2.13 [REDACTED] entered below in the amount estimated cost to replace and repair the roof in
sanctions in the amount of \$500.00 ordered below are reasonable.
2.12 Attorney Fees and Costs. Attorney fees and costs in the amount of \$1,500.00 and
roof and repairing the fascia.
2.11 Aaron Surina acted in bad faith when he intentionally violated the orders by failing to
timely cooperate with the Purchase and Sale Agreement contingency of replacing the
move forward with the claim and make the necessary repairs.
2.10 Respondent has [REDACTED] refused to authorize Home Site Insurance Company to
met with the Home Site field adjuster to determine Home Site's coverage of the damage.
2.9 Glacier Property Solutions, a licensed and bonded professional roofing company has
the policy.
2.8 Respondent, Mr. Aaron Surina is the named insured of the Home Site insurance policy
and as such must authorize the covered replacement and repairs to be completed under
covered damages to the roof of the residence.
2.7 The requested repairs are insured under a Home Site property insurance policy due to
licensed and bonded professional.
2.6 The buyer, Kenneth V. Trotter, under his current Purchase and Sale Agreement has
made his purchase contingent upon replacing the roof and fascia to be completed by a

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3.3 Money Judgment.

Judgment for		Debtor's name	Creditor's name	Amount	Interest
Civil penalty		Aaron Surina	Sirinya Surina	\$ 500.00	\$
Lawyer fees and costs		Aaron Surina	Sirinya Surina	\$ 1,500.00	\$
Yearly Interest Rate for child support, medical support, and children's expenses: 12%.		Aaron Surina	Sirinya Surina		
For other judgments: % (12% unless otherwise listed)					
Lawyer (name): Keith A. Glanzer represents: Sirinya Surina					
Lawyer (name): Richard Kuck represents: Aaron Surina					

3.4 Jail Time.

Aaron M. Surina must serve (number): days in the Spokane County Jail.
[] Jail time is suspended (postponed) under these conditions:

The court will review compliance with these conditions at the review hearing set in section 3.7 below.

[] Jail time starts: [] immediately [] on (date): . He must report to the jail on this date. The detainee must be released from jail as soon as s/he satisfies the conditions listed in section 3.6 below.

3.5 Judgment in the amount of the estimated cost of repair of \$22,513.01 shall be immediately entered against Respondent.

3.6 Contempt can be corrected (purged) if: Respondent immediately executes the Authorization to Adjust Insurance Claim and Assignment of Insurance Claim to Glacier Property Solutions before close of business on Monday, May 20, 2019 and also pays the judgments for Attorney Fees and Penalty entered today.

3.7 Compliance with conditions listed in Section 3.6 on May 22, 2016.

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3.8 Attorney Fees and Costs. Attorney fees and costs in the amount of \$1,500 and sanctions in the amount of \$500.00 are ordered as noted above.

DATED this _____ day of May 2019

JUDGE TONY HAZEL

Presented by: _____
Approved for entry:
Notice of Presentation waived:

KEITH A. GLANZER, WSBA No. 20424 AARON SURINA, Pro se
Attorney for Petitioner Respondent

In re the Marriage of Surina
Order on Motion re: Contempt and Restraining Order
Page 5 of 5

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In re the Marriage of Surina
Order on Motion re: Contempt
Page 3 of 4

I.A. GLANZER, P.S.
4 W. Northwest Blvd.
Yokane, WA 99205
phone: 509-326-4526
simile: 509-324-0405

Keith Glander
has + trickery nested
in his order -
This is TITLE FRAUD -
THIS HOUSE WON'T SELL
LEGALLY IF HE KEEPS
DEMANDING SHE IS THE
TITLED OWNER. WHY?

ordered below are reasonable.

2.5 Attorney Fees and Costs. Attorney fees and costs in the amount of \$1,500.00

marital community property, and all the documents to execute the sale of the property.

Law, Inc., P.S. or, Petitioner, Siniya Surina shall be the [REDACTED] member of the [REDACTED]

2.4 Respondent shall immediately execute closing documents prepared by Gustafson

estate transaction is pending;

Nothing but not limited to telephone, email, text messaging or in person while the real

any other professional services provided for any reason, and by any means,

2.3 Respondent, Aaron Surina shall not contact the current buyers or [REDACTED],

contract. If any, in the future if the current buyers are lost,

residence as ordered by the court August 10, 2018 with the current buyer under

community. The accountants named above to complete the sale of the family

2.2 Respondent, [REDACTED] shall continue to be the sole member of the marital

Judgment for			
Debtor's name	Creditor's name	Amount	Interest
Aaron Surtina	Sirinya Surtina	\$ 1,500.00	\$
Lawyer fees and costs Yearly interest rate for child support, medical support, and children's expenses: 12%. For other judgments: % (12% unless otherwise listed)			
Lawyer (name): Keith A. Glanzer represents: Sirinya Surtina Lawyer (name): Richard Kuck represents: Aaron Surtina			

2.1 Money Judgment.

IT IS ORDERED that:

II. ORDER

1.6 Petitioner has shown good cause to grant Petitioner's motion.

~~reasonable attorney's fees incurred by the Petitioner in defending such acts.~~

~~Srinaya Srinna from all liability for acts done in good faith and not in fraud by her including~~

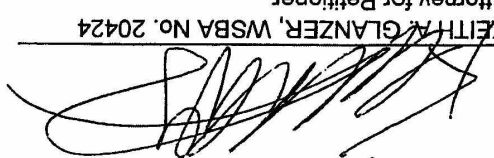
~~1.7 Indemnity. The marital/community estate should hold harmless and indemnify the Petitioner.~~

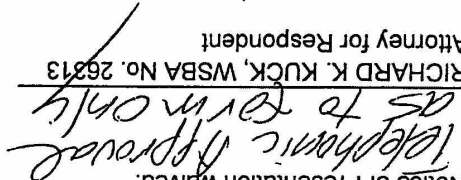
reliance on this order.

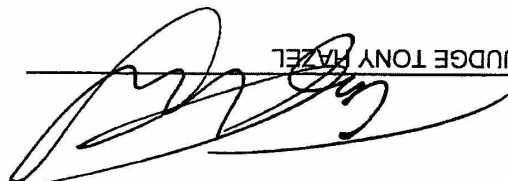
estate/community should hold harmless and indemnify any person acting in good faith

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KEITH A. GLANZER, P.S.
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
Facsimile: 509-324-0405

Presented by:

KEITH A. GLANZER, WSBA No. 20424
Attorney for Petitioner

Approved for entry:
Notice of Presentation waived:

RICHARD K. KUCK, WSBA No. 26313
Attorney for Respondent

JUDGE TONY HAZEL


DATED this 27th day of March 2019

herein
2.8 The oral ruling of the court is included in this order by this reference as though fully set forth

~~reasonable attorney's fees incurred by the Petitioner in defending such acts.~~

~~Surina, Surina from all liability for acts done in good faith and not in fraud by her including~~

ADT
2.7 Indemnity. ~~The marital/community estate shall hold harmless and indemnify the Petitioner,~~

reliance on this order.

estate/community shall hold harmless and indemnify any person acting in good faith

unenforceable, should be binding on the marital estate/community and the marital

order shall not incur any liability thereby. Any action so taken, unless otherwise

2.6 Reliance. Any person acting without negligence and in good faith reliance on this

Robert W. McDonald | General Counsel



"Excellence Starts Here"

108 1st Avenue South, Suite 202

Seattle, WA 98104

d. 206.596.4862 | f. 206.274.4902 | c. 206.673.6523

rmcdonald@qualityloan.com

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[Quoted text hidden]

Email_Attachment_0070881123_PO_Quote_(315201992434AM).pdf
1261K

Aaron Surina <aaron@surina.org>
Reply-To: a-reply@surina.org

Tue, Mar 26, 2019 at 1:36 PM

THE REAL
SITUATION
Keith Glanzer
interfering with
Everyone - lying
to the Co - confusing
everyone

SEE ATTEMPTING
TO EXECUTE SALE - →

To: ashley@gustafsonlaw.com, tom@spokanetitle.com, Donna Henry <donna.sellspokane@gmail.com>, Keith Glanzer <kagps70@hotmail.com>, richk@rklaw.com, rogerc@hermanjolley.lawyer

Keith is interfering with my rights as a property owner

Keith is obstructing the sale of the house the court has ordered.

Keith has been caught in a lie to Tom at the title company about a court order he claims to have reclassifying the property when the judge clearly upheld the nature of the property as separate and ordered the proceeds to be put into trust without awarding a dollar to anyone.

The payoff has expired. The auth form appears to also have been altered which contains my signature.

I will verify but that document was sent in by Gustafson law.

That does not appear to be the original document I signed and sent as ordered by the court.

The attorney for this new loan foreclosure company stated it appears my property rights are being interfered with by ex-wife and likely will require court's intervention to sell the house if he refuses to stop.

He told me that Keith might be attempting to foil the sale to give his client another 120-150 days of free rent if the sale falls through at a cost of about 4500 in equity a month.

My guess is that's his motive to potentially avoid trial or extend the divorce case for him in a possible attempt to avoid trial.

I am forced to lose the buyer because everyone agrees with a court order that never was granted... Come on folks, we can do better than this.

Roger's deed I agree with. I believe everyone is on the same page with the wonderful work of Roger with Herman, Herman and Jollie. (Thank you Roger).

Let's get the documents that we have corrected by Steve, remove the 4,000 which Glanzer agreed to today (Donna Henry told me and which are being appealed at this time).

Please send a bill for those changes to Keith and cc me on it. I'll go to the court to get that sanction placed on Keith immediately.

He had no court order changing my property to community and we have a deed with quit claim on it warranting the sale. I'm ready to sign now.

Let's do this right and Keith will accept paying for his misleading attempts to implicate through signature he owns something that does not belong to him. Keith's going to pay for your time to correct mistakes he has caused on these documents so we can close today.

3PA_ (318201981224AM).pdf (332K)

Very Respectfully

,Preview attachment Email_Attachment_0070881123_PO_Quote_ (315201992434AM).pdf



Email_Attachment_0070881123_PO_Quote_ (315201992434AM).pdf
1.2 MB

Aaron
<http://www.linkedin.com/in/voipdesign>

LEGAL@SURINA.ORG <LEGAL@surina.org>
To: Colby Family <thecolbyemail@gmail.com>

Tue, Mar 26, 2019 at 4:31 PM

Call Rich 208-667-3600 ... im likely going to jail from the corruption and my refusal to waive my rights and legitimize the felonies that Glanzer is caught in. He's threatening me with all kinds of nonsense. He's been caught in felony crime.
Regards,

Aaron Surina
a <2018@phonesupport.org> Aaron.surina@gmail.com
<http://www.linkedin.com/in/voipdesign>
*707-200-4372 *

[Quoted text hidden]

12/31/2018

Gmail - An Adjuster has been assigned



An Adjuster has been assigned for claim 2403906

1 message

HomeSite Insurance <donotreply@email.homesite.com>
Reply-To: HomeSite Insurance <reply-fe4b127577630374721d-7706623_HTML

1@email.homesite.com>
To: gelco@surnha.org

HomeSite

Claim Number: 2403906

Dear Aaron M,

We've received notice of your claim #2403906. A claim representative will typically contact you within the next business day to discuss the details of your loss, your policy coverage selections and the process to evaluate your claim. Please note that during periods of high volume, such as a severe weather event that disrupts power or delays travel, you may be contacted in excess of one business day.

To help expedite the evaluation of your claim, please forward any photos, repair estimates, receipts, police reports or any other documentation that could be relevant to your claim. You can forward such documentation via e-mail by clicking [here](#).

Please take any reasonable and necessary measures to protect your property from further damage. Additionally, do not discard any property involved in the loss. Please save any parts, appliances, water lines, service technician reports or any other items or documents that may confirm how the loss occurred. Please also save all receipts related to any expenses you have incurred due to the loss. These expenses may be covered under the terms and conditions of your policy.

We look forward to working with you and providing the best service possible during this difficult time.

Thank You,

Claims Department

1-866-621-4823

claims@homesite.com

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to file a claim
prevented
property

Adjuster

CLAIM AND TRIO

STOLEN - OPENED

FLOOD DAMAGE IF
ALL PERSONAL PROPERTY

KEITH A. GLANZER, P.S.
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
Facsimile: 509-324-0405

In re the Marriage of Surina
Order on Motion re: Contempt
Page 1 of 4

Petitioner, Sirinya Surina by and through her attorney, Keith A. Glanzer moved the court for an order to immediately convey the family residence located at 1616 S. Rocky Ridge Drive, Spokane Valley, Washington 99212 and to clarify its January 3, 2019 Order specifically authorizing Petitioner, Sirinya Surina to be the sole member of the marital

BASIS

Judgment for	Debtor's name	Aaron Surina	Creditor's name	Sirinya Surina	Amount	\$1,800.00	Interest							
Lawyer fees and costs														
Yearly Interest Rate for child support, medical support, and children's expenses: 12% .														
For other judgments: % (12% unless otherwise listed)														
Lawyer (name): Keith A. Glanzer represents: Sirinya Surina														
Lawyer (name): Richard Kuck represents: Aaron Surina														

Judgment Summary

SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE		In re the Marriage of: SIRINYA SURINA And AARON MICHAEL SURINA Respondent,	
No. 17-3-01817-0		Petitioner,	
ORDER ON MOTION FOR: CONVEYANCE OF REAL ESTATE		Respondent,	

Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

MAR 29 2019

COPY
Original Filed

community to bind and to execute all documents related to the conveyance on behalf of the marital community, including but not limited to the following:

1. Settlement Statement
2. Closing Disclosure
3. Authorization of Proceed
4. Escrow Closing Instructions
5. Disclosure to the Parties Under APR 12
6. Statutory Warranty Deed
7. Excise Tax Affidavit
8. Payoff Authorization for all loans on title
9. Supplemental Escrow Instructions for Utilities
10. Disclosure of Title Report
11. Exhibit A
12. 1099/Certification of Reporting
13. FIRPTA

FINDINGS

- 1.1 The court has considered Petitioner's Motion; A hearing was held on 3-27-2019.
- 1.2 Respondent, Sirinya Surina should continue to be the member of the marital community to execute all documents named above to complete the sale of the family residence as ordered by the court August 10, 2018 with the current buyer under contract and/or buyers, if any, in the future if the current buyers are lost;
- 1.3 Respondent should not contact the buyers or any real estate professional services providers for any reason and by any means, including but not limited to telephone, email, text messaging or in person while the real estate transaction is pending;
- 1.4 Respondent should immediately execute closing documents prepared by Gustafson Law, Inc., P.S. or in the alternative there is just cause for the court to order that Petitioner, Sirinya Surina shall be the sole individual member of the marital community to execute all the documents to complete the sale of the property.
- 1.5 Attorney Fees and Costs. Attorney fees and costs in the amount of \$1,500.00 ordered below are reasonable.
- 1.6 Reliance. Any person acting without negligence and in good faith reliance on this order should not incur any liability thereby. Any action so taken, unless otherwise unenforceable, should be binding on the marital estate/community and the marital

KEITH A. GLANZER, P.S.

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- 2.7 Community Property. The property located at 1616 S. Rocky Ridge, Spokane Valley, WA 99212 was purchased during the marriage with community funds and is hereby determined to be community property with each party owning an undivided 1/2 interest in the resident real estate. *Reserved*
- 2.8 [REDACTED] as the sole decision maker for the community with regard to the sale of the family residence without interference by the Respondent.
- 2.9 Donna Henry should continue as the agreed upon listing realtor for the family residence and Petitioner's execution of the extension of her contract will be binding upon the community.
- 2.10 Respondent by and through his attorney should immediately provide the Petitioner, through her attorney, all documentation regarding the mortgage lender including but not limited to all notices regarding late payments and costs. Further, Respondent should execute release of information documentation prepared by Respondent's attorney that allows Petitioner unrestricted access to all mortgage lender information.
- 2.11 ~~Attorney Fees and Costs. Attorney fees and costs in the amount of \$1,500.00 ordered below are reasonable.~~ *Reserved*
- 2.12 Petitioner has shown good cause to grant Petitioner's motion, in part.

III. ORDER

IT IS ORDERED that:

- 3.1 ~~Contempt Aaron M. Surtina is in contempt~~ *Reserved*
- 3.2 ~~Money Judgment~~ *Reserved*

Judgment for	Debtor's name	Creditor's name	Amount	Interest
Civil penalty	Aaron Surtina	Spokane County Clerk	\$ 100.00	\$
Failure to pay Auto Payment	Aaron Surtina	Srinaya Surtina	\$1,320.00	
Failure to pay Mortgage	Aaron Surtina	Srinaya Surtina	\$6,400.00	
Lawyer fees and costs	Aaron Surtina	Keith A. Glanzer	\$1,500.00	\$
Yearly Interest Rate for child support, medical support, and child's expenses: 12%.				
For other judgments: % (12% unless otherwise listed)				
Lawyer (name): Keith A. Glanzer represents: Srinaya Surtina				
Lawyer (name): Richard Kuck represents: Aaron Surtina				

In re the Marriage of Surtina
Order on Motion re: Contempt and Findings
Page 3 of 4

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Spokane, WA 99205
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430 W Indiana Ave
Spokane, WA 99205
(509)326-0973

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From:

01/18/2019 15:37 #045 P.004/004

3.3 The losses due to Respondent's violation of the August 10, 2018 shall be calculated at the time of sale of the residence. A judgment in the amount of the calculated losses shall be entered against Respondent. *Reserved.*

3.4 Petitioner shall be appointed as the sole decision maker for the community with regard to the sale of the family residence without interference by the Respondent. Petitioner is hereby authorized to execute any and all documents required to effectuate the sale of the family residence. *The Respondent is Donna Henry. The August 10, 2018 order will remain in full force and effect with regard to values.*

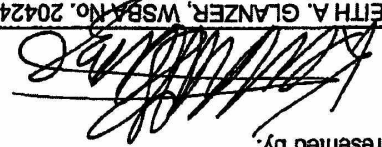
3.5 Respondent by and through his attorney shall immediately provide the Petitioner, through her attorney, all documentation regarding the mortgage lender including but not limited to all notices regarding late payments and costs. Further, Respondent shall execute a release of information documentation prepared by Respondent's attorney that allows Petitioner unrestricted access to all mortgage lender information.

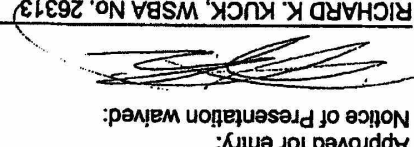
3.7 Attorney Fees and Costs: Attorney fees and costs in the amount of \$1,500 are ordered *Reserved.* *Approximate market value is \$295,000 or as recommended by Realtor Donna Henry*

DATED this 3rd day of January 2019


JUDGE TONY HAZEL

Approved for entry:
Notice of Presentation waived:


KEITH A. GLANZER, WSBA No. 20424
Attorney for Petitioner


RICHARD K. KUCK, WSBA No. 26313
Attorney for Respondent

In re the Marriage of Sunna
Order on Motion re: Contempt and Findings
Page 4 of 4

KEITH A. GLANZER, P.S.
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
Fax: 509-326-1005
430 W Indiana Ave
Spokane, WA 99205
(509)326-0973



Approval Letter

12/17/2018 5:44:48 PM

Robert B Scott

Subject Property:

To Be Determined

Spokane, WA 99212

Brenda J Freese

3916 E 19th Ave

Spokane, WA 99223

We are pleased to inform you that based on information you provided regarding income, assets and the credit information we obtained with your permission, we can approve your mortgage request subject to the following conditions:

<u>Loan Amount</u>	<u>Loan Term</u>	<u>Interest Rate</u>	<u>APR</u>	<u>Loan Program</u>
\$286,000	360 Months	5.000%	5.777%	30 Year Fixed

Please read the following conditions regarding your credit request. In order for us to finalize our approval you must provide all information and documentation to meet these conditions. Failure to provide information and documentation may result in a delay of your final loan approval.

If the requested information is not received within 90 days of the above date, your application will be closed as 'Incomplete'.

- This loan is also subject to all other lender specified conditions.
- Lender to verify the maximum amount of the home equity line of credit secured against the subject property, if one exists, to determine if it exceeds allowable limit.
- Mortgage Insurance is required on this loan and your lender will obtain on your behalf.

• The following accounts shown on the credit report were not considered during underwriting. If any of these accounts will be paid prior to or at closing your lender will need to resubmit the loan file. If these accounts are to be removed, please provide evidence supporting the removal of the following accounts: Borrower/Creditor/Account Number/Balance

Borrower	Creditor	Account Number	Balance
Robert B Scott	SP TEACHERCU	***8	5700.00
Robert B Scott	BK OF AMER	***5	6000.00

Pre Approval that denied their Approval - giving 90 days to provide accurate account details
This was twisted in the hearing as a Approved Lender - TBD

Robert B Scott	GESA CU	***3	7021.00
Brenda J Freese	THD/CBNA	***7	1764.00
Brenda J Freese	CITI	***2	7350.00
Brenda J Freese	BK OF AMER	***3	14583.00

• A mortgage has been identified that is either not listed on the credit report, or is on the credit report but not on the loan application, or the credit report account has an outstanding balance and the payment history has not been reported in the last 6 months. Your lender will need to verify the payment history for the mortgage(s) which could impact your approval

Borrower	Creditor	Payment	Balance
Robert B Scott	FLAGSTAR BANK	1319.00	176164.00

- Income must be supported by a paystub and W-2 from the prior year or by standard Verification of Employment. Paystub must be dated no earlier than 30 days prior to the initial loan application and must include all year-to-date earnings. Additionally, the paystub must include sufficient information to appropriately calculate income; otherwise, additional documentation must be obtained.

- Rental income or loss must be documented with tax returns including Schedule E - Supplemental Income Schedule. If the property is not listed on Schedule E, provide a copy of the lease.
- Lender will be required to do a verbal verification of employment 10 business days prior to signing the closing documents for all borrowers not using self-employment income and within 120 calendar days prior if using self-employed income to qualify. For military income you can provide a Leave and Earnings Statement dated 31 calendar days prior to signing the closing documents.
- All borrowers are required to sign form 4506-T which allows lender to obtain transcripts of your prior tax returns.

- Commission income must be supported by a paystub and W-2s covering the most recent two year period, or by a standard Verification of Employment (1005). The paystub must be dated no earlier than 30 days prior to the initial loan application date and it must include all year-to-date earnings. Additionally, the paystub must include sufficient information to appropriately calculate income; otherwise, additional documentation must be obtained.
- Bonus and/or Overtime income must be supported by a paystub and W-2s covering the most recent two-year period, or by a standard Verification of Employment (1005). The paystub must be dated no earlier than 30 days prior to the initial loan application date and it must include all year-to-date earnings. Additionally, the paystub must include sufficient information to appropriately calculate income; otherwise, additional documentation must be obtained.
- Assets totaling \$37,945.79 must be verified by your lender.

- If the assets listed on the application are needed to support the amount of funds required and reserves, your lender will need to verify these assets with a verification of deposit or bank statements

covering a two-month period. A satisfactory explanation and documentation should be provided for large deposits.

- 1004 Appraisal for Single Family, 1004C for Manufactured homes, 1073 for Condominium or 2090 for Cooperative projects - could not verify property address with automated UW tool.
- Lender is required to obtain Market Conditions addendum to the Appraisal report.

We would like to take this opportunity to thank you for choosing us for your mortgage lending needs and we look forward to continuing to assist you through the process.

Please contact our mortgage loan department for any questions you may have regarding this conditional approval.

What's Next?

Here's what is next:

1. You will be required to furnish documentation per the conditions above.
2. If this loan is a purchase, we will need to receive a complete legible copy of the Purchase and Sale Agreement on the property being financed
3. After review of the documentation you have provided or after receipt of the appraisal title, and flood zone certification, additional documentation may be required.

This conditional approval constitutes the entire agreement and supersedes any prior oral or written agreements, understandings, representations, warranties or negotiations. The terms of this offer shall not be amended or any of its provisions waived except in writing by lender, prior to its expiration. And is contingent on the accuracy of all financial information that has been submitted to us and no adverse change in your financial condition, the value or condition of the property, which in our opinion can affect the quality of the loan. For example, we may withdraw this offer if changes occur in your credit standing, your employment status, or our assessment of your ability to make required payments. It may also be withdrawn if the value of the property declines or is further encumbered. You agree to provide us with such additional information as we may reasonably request before closing, to confirm that you financial condition, or the property condition, has not changed in a manner that would affect our loan decision.

Our obligation to fund your mortgage loan is subject to the receipt of a clear Lenders ALTA title policy acceptable to us. The title policy must warrant that our Deed of Trust on the subject property is in first lien position. The title vesting to the subject property must be acceptable to us.

You will be required to pay all customary closing costs. If you applied prior to October 3, 2015, please refer to your Good Faith Estimate. If you applied on or after October 3, 2015, please refer to your Loan Estimate. You may incur costs associated with your mortgage loan application in the event of a cancellation or withdrawal.

You may be required to pay an amount to be held in escrow to cover ensuing real estate taxes, hazard insurance, flood insurance and private mortgage insurance, if applicable, at closing.

If the property is located in a flood hazard area, flood insurance in the amount of the mortgage, or the maximum available for the area, is required. If that is the case, an application for flood insurance and evidence of payment must be provided at closing. Hazard insurance on the subject property must be

obtained by you, in an amount at least equal to the replacement cost, through a company acceptable to us. The Credit Union must be named as a loss payee and additional insured under a standard mortgage clause. A paid receipt for the first years premium must accompany the policy for purchase transactions. A binder is acceptable for closing, provided there are 30 days remaining on the binder.

The property is to comply with all applicable laws and code enforcement requirements.

Your loan may be subject to additional terms, conditions and documentation for the loan program covered by this approval letter. You must execute and deliver these items, in a satisfactory form, to us.

For your convenience, we offer the capability for automatic mortgage payments. Please be sure to let us know if you wish this option and to bring a voided check to closing.

Progressions Credit Union
888-435-5727

Loan Origination Company: Progressions Credit Union
Loan Origination Company NMLS ID: 784627
Loan Originator: Raul Santos
Loan Originator NMLS ID: 1040245

RCW 48.30.230

False claims or proof—Penalty.

(1) It is unlawful for any person, knowing it to be such, to:

(a) Present, or cause to be presented, a false or fraudulent claim, or any proof in support of such a claim, for the payment of a loss under a contract of insurance; or

(b) Prepare, make, or subscribe any false or fraudulent account, certificate, affidavit, or proof of loss, or other document or writing, with intent that it be presented or used in support of such a claim.

(2)(a) Except as provided in (b) of this subsection, a violation of this section is a gross misdemeanor.

(b) If the claim is in excess of one thousand five hundred dollars, the violation is a class C felony punishable according to chapter 9A.20 RCW.

[2003 c 53 § 270; 1990 1st ex.s. c 3 § 11; 1947 c 79 § .30.23; Rem. Supp. 1947 § 45.30.23.]

NOTES:

Intent—Effective date—2003 c 53: See notes following RCW 2.48.180.

Keith Glanzer researched my insurance on
my house and initiated a claim by calling in that
the claim as Aaron Surina (impersonating identity theft)

FILED
2019 MAY 10 P 4:44
TIMOTHY W. FITZGERALD
SPOKANE COUNTY CLERK

7/22/2018 RCW 49.60.2235: Unfair practice to coerce, intimidate, threaten, or interfere regarding secured real estate transaction rights.

RCW 49.60.2235 Unfair practice to coerce, intimidate, threaten, or interfere regarding secured real estate transaction rights.

It is an unlawful practice to coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of his or her having exercised or enjoyed, or on account of his or her having aided or encouraged any other person in the exercise or enjoyment of, rights regarding real estate transactions secured by RCW 49.60.030, 49.60.040, and 49.60.222 through 49.60.224.

[1993 c 69 § 7.]

NOTES:

Severability—1993 c 69: See note following RCW 49.60.030.

FILED
Business: (707) 200-4372
2019 MAY 10 10:45 AM
E-mail: hof@surina.org
TIMOTHY W. FITZGERALD
SPOKANE COUNTY CLERK

Insured: AARONM SURINA
Property: 1616 S Rocky Ridge Dr
Spokane Valley, WA 99212-3229
Home: 1616 S Rocky Ridge Dr
Spokane Valley, WA 99212-3229

Claim Rep.: Mick Askegaard Business: (218) 329-7622

Estimator: Mick Askegaard Business: (218) 329-7622

Reference: Company: Homesite
Business: P.O. Box 5300
Binghamton, NY 13902

Claim Number: 2057168 Policy Number: 33158710 Type of Loss: AOPD

Date Contacted: 11/23/2015 12:00 AM
Date of Loss: 11/17/2015
Date Inspected: 11/24/2015 12:00 PM
Date Est. Completed: 12/14/2015 6:29 PM
Date Received: 11/17/2015
Date Entered: 11/23/2015 9:32 PM

Price List: WASP8X_NOV15
Estimate: AARONM_SURINA
Restoration/Service/Remodel

This is the estimate of repairs for the damages to your property. The prices used are the prevailing rates in your geographic location. Please review the estimate with the contractor of your choice.

Recoverable Depreciation

In some estimates, depreciation may be applied, based on the age and condition of the items requiring repair or replacement. If the depreciation is listed as "recoverable depreciation" you may be able to collect all or some of the depreciation after the completion of the repairs and the expense has been incurred. You will need to forward the final bill/invoice/proof of payment from the repairer. A re-inspection may be required of completed repairs. If you elect to complete the repairs yourself, the pricing will be recalculated to reflect homeowner pricing instead of contractor pricing, which will change the amount of recoverable depreciation available.

Contents Depreciation

The information provided in the Personal Property Inventory has been obtained and used with permission of the Joint Military Industry Depreciation Guide (JMIDG). The life expectancy values found in this report and in the pricing information are intended to be averages. This means that normal wear and tear is anticipated, as well as proper maintenance of the item. The depreciation percentages are based upon the ages submitted by the insured. If no age was submitted, the pricing will not be estimated on the item. Homesite uses a maximum depreciation percentage of 75%, regardless of the age or condition of the item. The Depreciation Guide published by the JMIDG can be viewed and downloaded at <http://www.fss.gsa.gov/fssit/archives/dtos/dsec12.htm>.

Payment

Payment of this claim has been made as outlined on the last page of this estimate. The check(s) will be mailed under separate cover in approximately 5-10 days. A letter regarding the replacement cost benefits and how to recover them will also follow under separate cover.

Supplements

Should you elect to make any changes or upgrades to your property, you will be responsible for any additional expenses as a result of these changes or upgrades. No supplement will be considered without prior approval.

Flooring

If your claim involves the replacement of flooring (carpet, vinyl, wood, ceramic) we reserve the right to send a sample to an independent third party for analysis of the existing flooring and recommend a like kind & quality replacement. If you receive flooring estimates higher than allowed in this estimate please retain a 12"x12" sample to allow us the opportunity to have the flooring evaluated.

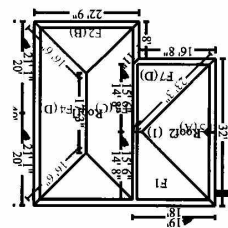
Mortgage

If there is a mortgage on the property, the mortgage company may be listed on any claim payments made, as required by the policy. If the mortgage company is listed on your payment, you will need to contact them to inquire as to their procedures in processing insurance claim payments.

AARONM_SURINA

Main Level

Roof



1553.65 Surface Area
189.78 Total Perimeter Length
110.67 Total Hip Length
15.54 Number of Squares
19.26 Total Ridge Length

QUANTITY UNIT TAX RCV AGE/LIFE COND. DEP % DEPREC. ACV

1. Remove Laminated - comp. shingle rfg. - w/out felt 2.00 SQ 45.12 7.85 98.09 23/30 yrs Avg. NA [M] (0.00) 98.09

2. Laminated - comp. shingle rfg. - w/out felt 2.33 SQ 168.52 34.16 426.81 23/30 yrs Avg. 75% [M] (320.11) 106.70

3. Roofing felt - 15 lb. 2.00 SQ 26.11 4.54 56.76 23/20 yrs Avg. 75% [M] (42.58) 14.18

4. Sheathing - plywood - 5/8" CDX 96.00 SF 1.31 10.94 136.70 23/150 yrs Avg. 15.33% (20.96) 115.74

5. R&R 2" x 4" lumber (.667 BF per LF) 20.00 LF 1.90 3.30 41.30 23/150 yrs Avg. 15.33% (4.97) 36.33

6. R&R Soffit - box framing - 2" overhang 18.00 LF 5.37 8.41 105.07 23/150 yrs Avg. 15.33% (11.91) 93.16

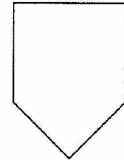
7. R&R Soffit vent 2.00 EA 37.36 6.50 81.22 23/150 yrs Avg. 15.33% (9.99) 71.23

Totals: Roof 75.70 945.95 410.52 535.43

West Elevation

Formula Elevation 18' x 9' x 0"

162.00 SF Walls 162.00 SF Long Wall 18.00 LF Floor Perimeter 162.00 SF Short Wall 18.00 LF Ceil. Perimeter



QUANTITY UNIT TAX RCV AGE/LIFE COND. DEP % DEPREC. ACV

8. R&R Siding - vinyl 162.00 SF 3.38 47.64 595.20 23/50 yrs Avg. 46% (247.87) 347.33

9. Exterior light fixture 1.00 EA 75.83 6.60 82.43 23/20 yrs Avg. 75% [M] (61.82) 20.61

10. Exterior door slab, 8' - wood or metal - High grade 1.00 EA 367.92 32.01 399.93 23/100 yrs Avg. 23% (91.98) 307.95

AARONM_SURINA

12/14/2015

CONTINUED - West Elevation

Totals: West Elevation								
198.28	2,477.33	599.45	1,877.88					
11. R&R Door lockset & deadbolt - exterior	1.00 EA	88.99	7.74	96.73	23/20 yrs	Avg.	75% [M]	(63.52)
12. R&R Gutter / downspout - aluminum - up to 5"	30.00 LF	4.94	12.89	161.09	23/25 yrs	Avg.	75% [M]	(111.53)
13. R&R Clothes dryer vent cover	1.00 EA	30.65	2.67	33.32	23/30 yrs	Avg.	75% [M]	(22.73)
14. Siding Installer - per hour	3.00 HR	59.38	15.50	193.64	0/N/A	Avg.	0%	(0.00)
Labor to move good pieces of siding on west elevation to north elevation as north elevation has minor damages								
15. Tree - removal - 12" to 24" diameter / large canopy	1.00 EA	841.76	73.23	914.99	0/N/A	Avg.	NA	(0.00)
remove tree from covered structure								

Fence

Total: Main Level									586.66	7,330.06	2,926.95	4,403.11
Totals: Fence									312.68	3,906.78	1,916.98	1,989.80
16. R&R Wood fence 5'- 6' high - cedar or equal	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV			
	80.00 LF	27.15	188.96	2,360.96	15/12 yrs	Avg.	75% [M]	<1,468.76>	892.20			
17. Seal & paint - wood fence/gate	540.00 SF	0.82	38.52	481.32	5/15 yrs	Avg.	33.33%	<160.44>	320.88			
	19. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	580.00	50.46	630.46	0/N/A	Avg.	NA	<0.00>	630.46		
18. R&R Wood gate 5'- 6' high - cedar or equal	10.00 LF	39.93	34.74	434.04	15/12 yrs	Avg.	75% [M]	<287.78>	146.26			

Labor Minimums Applied

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
20. Heat, vent, & air cond. labor minimum*	1.00 EA	195.07	16.97	212.04	0/N/A	Avg.	0%	(0.00)
								212.04

CONTINUED - Labor Minimums Applied

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPRECI.	ACV
Totals: Labor Minimums Applied								
16.97			212.04			0.00		212.04
Line Item Totals: AARONM_SURINA								
603.63			7,542.10			2,926.95		4,615.15

[M] - Indicates that depreciate by percent was used for this item
[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

162.00	SF	Walls	0.00	SF	Ceiling	162.00	SF	Walls and Ceiling
0.00	SF	Floor	0.00	SY	Flooring	18.00	LF	Floor Perimeter
162.00	SF	Long Wall	162.00	SF	Short Wall	18.00	LF	Ceil. Perimeter
0.00	Floor Area		0.00	Total Area		0.00	Interior Wall Area	
94.47	Exterior Wall Area		0.00	Exterior Perimeter of Walls				
1,553.65	Surface Area		15.54	Number of Squares		379.55	Total Perimeter Length	
19.26	Total Ridge Length		110.67	Total Hip Length				

Coverage	Item Total	%	ACV Total	%
Personal Liability	0.00	0.00%	0.00	0.00%
Dwelling	3,635.32	48.20%	2,625.35	56.89%
Other Structures	3,906.78	51.80%	1,989.80	43.11%
Personal Property	0.00	0.00%	0.00	0.00%
Loss of Use	0.00	0.00%	0.00	0.00%
Medical Payments to Others	0.00	0.00%	0.00	0.00%
Specified Additional Amount Insurance for Coverage A - Dwelling	0.00	0.00%	0.00	0.00%
Total	7,542.10	100.00%	4,615.15	100.00%

Summary for Dwelling

Line Item Total	3,344.37
Sales Tax	290.95
Replacement Cost Value	\$3,635.32
Less Depreciation	(1,009.97)
Actual Cash Value	\$2,625.35
Less Deductible	(1,000.00)
Net Claim	\$1,625.35
Total Recoverable Depreciation	1,009.97
Net Claim if Depreciation is Recovered	\$2,635.32

Mick Askegaard

Summary for Other Structures

Line Item Total	3,594.10
Sales Tax	312.68
Replacement Cost Value	\$3,906.78
Less Non-recoverable Depreciation	<1,916.98>
Actual Cash Value	\$1,989.80
Net Claim	\$1,989.80

Mick Askegaard

Recap of Taxes	
Line Items	Total
Sales Tax (8.7%)	603.63
603.63	603.63

Recap by Room

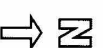
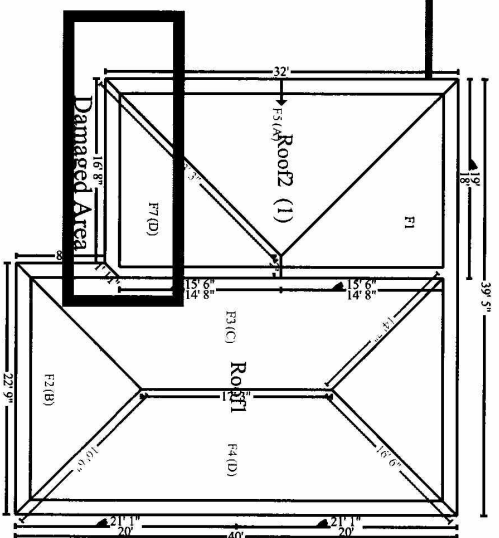
Estimate: AARONM_SURINA

Area: Main Level			
Roof			
Coverage: Dwelling			
West Elevation			
Coverage: Dwelling			
Fence			
Coverage: Dwelling			
Coverage: Other Structures			
Area Subtotal: Main Level			
Coverage: Dwelling			
Coverage: Other Structures			
Labor Minimums Applied			
Coverage: Dwelling			
Subtotal of Areas			
Coverage: Dwelling			
Coverage: Other Structures			
Total			

870.25	870.25	=	100.00%	6,743.40	100.00%
2,279.05	2,279.05	=	100.00%	3,149.30	97.19%
2,279.05	2,279.05	=	100.00%	3,594.10	2.81%
3,594.10	3,594.10	=	100.00%	195.07	
3,594.10	3,594.10	=	100.00%	6,938.47	100.00%
3,594.10	3,594.10	=	100.00%	3,344.37	
3,594.10	3,594.10	=	100.00%	6,938.47	100.00%

Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
GENERAL DEMOLITION	2,053.98		2,053.98
Coverage: Dwelling	1,057.28		
Coverage: Other Structures	996.70		
@	51.47% =		
DOORS	367.92	84.62	283.30
Coverage: Dwelling	367.92		
@	100.00% =		
FENCING	2,154.60	1,615.95	538.65
Coverage: Other Structures	2,154.60		
@	100.00% =		
FINISH HARDWARE	77.90	58.43	19.47
Coverage: Dwelling	77.90		
@	100.00% =		
FRAMING & ROUGH CARPENTRY	155.56	23.85	131.71
Coverage: Dwelling	155.56		
@	100.00% =		
HEAT, VENT & AIR CONDITIONING	222.95	20.91	202.04
Coverage: Dwelling	222.95		
@	100.00% =		
LIGHT FIXTURES	75.83	56.87	18.96
Coverage: Dwelling	75.83		
@	100.00% =		
PAINTING	442.80	147.60	295.20
Coverage: Other Structures	442.80		
@	100.00% =		
ROOFING	444.87	333.66	111.21
Coverage: Dwelling	444.87		
@	100.00% =		
SIDING	673.86	228.03	445.83
Coverage: Dwelling	673.86		
@	100.00% =		
SOFFIT, FASCIA, & GUTTER	268.20	122.75	145.45
Coverage: Dwelling	268.20		
@	100.00% =		
Subtotal	6,938.47	2,692.67	4,245.80
Sales Tax	603.63	234.28	369.35
Coverage: Dwelling	290.95		
@	48.20% =		
Coverage: Other Structures	312.68		
@	51.80% =		
Total	7,542.10	2,926.95	4,615.15



The following is part of the Purchase and Sale Agreement dated April 04, 2019

between Kenneth V Trotter Buyer and Strina Surma Seller
concerning 1616 S Rocky Ridge Dr Spokane Valley WA 99212 (the "Property").

I. BUYER'S RESPONSE OR REQUEST FOR REPAIRS OR MODIFICATION

- 5 Buyer's inspection of the Property is approved and the inspection contingency is satisfied.*
6 Buyer's inspection of the Property is disapproved and the Agreement is terminated. The Earnest Money shall be
7 refunded to Buyer.*
8 Buyer gives notice of an additional inspection. The inspector's recommendation is attached. The time for Buyer's
9 response to the initial and additional inspection is extended as provided in paragraph 1(b) of Form 35.*
10 Buyer requests the following modifications and/or repairs. If Seller agrees to these modifications or repairs, the
11 inspection contingency shall be deemed satisfied.*
12 Replace the roof and fascia based on specification per attached roofer bid. Also replace soffit
13 based on attached report and pictures by inspector. All work to be completed by licensed and
14 bonded professionals.

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16
17
18
19 04/12/2019 04:53 PM PDT Buyer Strina Surma 04/12/2019 04:53 PM PDT

If Buyer requests modifications and/or repairs, this Form 35R and any other addenda or notice pertaining to the 20
modifications and/or repairs and amendment to the Agreement related to or resulting from the request for 21
modifications and/or repairs shall become a part of the Agreement.

II. SELLER'S RESPONSE TO BUYER'S REQUEST FOR REPAIRS OR MODIFICATION.

- 22
23 Seller acknowledges receipt of Buyer's request for modification or repair, and responds as follows:
24 Seller agrees to all of the modifications or repairs in Buyer's request for modification or repair. The inspection contingency 25
is satisfied, the parties agree to proceed to Closing as provided in the Agreement, and Buyer's reply, below, is not 26
necessary.*
27 Seller offers to correct only the following conditions:**
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III. BUYER'S REPLY TO SELLER'S RESPONSE.

- 36 Buyer accepts Seller's response and agrees to proceed to Closing as provided in the Agreement.**
37 Buyer rejects Seller's response. Buyer disapproves of the inspection and this Agreement is terminated. The 38
Earnest Money shall be refunded to Buyer.*
39 Buyer rejects Seller's response, but offers the attached alternative proposal for modification or repair. Buyer 40
acknowledges that the inspection contingency will be waived unless Buyer and Seller reach written agreement or 41
Buyer gives notice disapproving the inspection and terminating the Agreement before the deadline in paragraph 42
1(c)(ii) of the inspection contingency (NWMLS Form 35).**
43

Buyer Date _____ Seller Date _____
Buyer _____ Seller _____
Date _____ Date _____

** This is a notice which requires only one Buyer's or one Seller's initials.
** This is not a notice and requires all Buyer's or Seller's initials.

Commitment No.: SP19833

SPECIAL EXCEPTIONS:

1. LIEN OF REAL ESTATE EXCISE TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.
- NOTE: EXCISE TAX OF 1.78% IS DUE ON THE SALES PRICE. (TAX AREA CODE 0141)

2. GENERAL REAL ESTATE TAXES (INCLUDING AMOUNTS FOR AQUIFER, STORM WATER, IRRIGATION, DRAINAGE, WATER, AND FLOOD CONTROL, IF ANY), FOR THE YEAR 2019, THE FIRST HALF THEREOF MUST BE PAID ON OR BEFORE April 30, 2019, TO AVOID INTEREST AND PENALTIES:
FULL YEAR AMOUNT: \$3,504.55
FIRST HALF AMOUNT: \$1,752.27
TAX ACCOUNT NO.: 35261.1514

3. LIABILITY TO ASSESSMENTS, IF ANY, BY THE CITY OF SPOKANE VALLEY. FURTHER INFORMATION CAN BE OBTAINED BY CALLING (509) 921-1000.
4. LIABILITY TO ASSESSMENTS, IF ANY, BY SPOKANE COUNTY WATER DISTRICT NO. 3. FURTHER INFORMATION CAN BE OBTAINED BY CALLING (509) 536-0121.

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: AARON M. SURINA, A MARRIED MAN PURCHASING AS HIS
TRUSTEE: INLAND PROFESSIONAL TITLE
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
LOANS NOMINEE FOR MANN MORTGAGE, LLC DBA HERITAGE HOME
AMOUNT: \$237,500.00
DATED: May 20, 2015
RECORDED: May 26, 2015
AUDITOR'S FILE NO.: 6401431

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY
ASSIGNOR: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR MANN MORTGAGE, LLC DBA HERITAGE HOME
LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS
CITIZENS BANK, N.A., ITS SUCCESSORS AND ASSIGNS
RECORDED: December 19, 2018
AUDITOR'S FILE NO.: 6770442

A NEW TRUSTEE WAS APPOINTED THEREUNDER BY INSTRUMENT:
NEW TRUSTEE: QUALITY LOAN SERVICE CORPORATION OF WASHINGTON
RECORDED: March 05, 2019
AUDITOR'S FILE NO.: 6785978

6. PENDENCY OF SPOKANE COUNTY SUPERIOR COURT CAUSE NO. 17301817-0;
FILED: August 14, 2017
PETITIONER: SIRINYA SURINA
RESPONDENT: AARON MICHAEL SURINA
ACTION FOR: DISSOLUTION OF MARRIAGE
ATTORNEY: KEITH A. GLANZER, P.S.

COPY
Original Filed
APR 29 2019
Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

Copy
Original Filed
APR 23 2019
Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

Results Summary

6254358	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2 MARSH, KENNY A	Lien	10/08/2013	GOVERNMENT, COUNTY OF SPOKANE	1	\$32.00
6256773	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2 QUALITY, LOAN SERVICE CORP OF WASHINGTON	Trustee Sale	10/15/2013	THE, PUBLIC	4	\$75.00
6301908	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2 QUALITY, LOAN SERVICE CORPORATION	Trustee Deed	05/02/2014	FEDERAL, NATIONAL MORTGAGE ASSOCIATION	3	\$74.00
6401428	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2 FANNIE, MAE	Deed	05/26/2015	SURINA, AARON M	2	\$73.00
6401430	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2 SURINA, SIRINYA	Quit Claim Deed	05/26/2015	SURINA, AARON M	2	\$73.00
6401431	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2 SURINA, AARON M	Deed Of Trust	05/26/2015	MANN, MORTGAGE LLC	16	\$88.00
6758096	Parcel: 35261.1514 HEATHER PARK 1ST L 14 B 2 SURINA, SIRINYA	Deed Of Trust	11/06/2018	RICHARD, PEREDNIA ESQ	4	\$103.00
	Parcel: 35261.1514 HEATHER PARK FIRST L 14 B 2					



STATEMENT ENCLOSED

SEARCHED

[illegible]

*Qualified Written Requests, notifications of error, or requests for information concerning your loan must be directed to PO Box 77423 Ewing NJ 08628

Contact Us
Customer Service/Pay By Phone: 877-883-1073
Website: www.farmchomeloan.com

Statement Date: _____
Account Number: _____
Payment Due Date _____
Amount Due **\$14,433.50**

If payment is received after 04/17/19, \$55.00 late fee will be charged.

Loan Statement

Page 1 of 1

Account Information	
Property Address	1616 S ROCKY RIDGE DRIVE SPOKANE VALLEY, WA 99212
Outstanding Principal	\$04,904.37
Deferred Principal	-\$416.32
Escrow Balance	June 2045
Maturity Date	3.7500%
Interest Rate	NONE
Prepayment Penalty	

Transaction Activity (02/20/2019 to 03/18/2019)		
Date	Description	
02/21/19	FEE -	
02/21/19	FEE -	
02/22/19	FEE - PROPERTY INSPECT	
03/07/19	MIP/PMI DISB	
		\$15.00
		\$59.38

Past Payments Breakdown		Paid Since Last Statement		Paid Year to Date	
Principal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Escrow (Taxes and Insurance)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unapplied Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquency Notice**

****Delinquency Notice****

You are late on your mortgage payments. Failure to bring your loan current may result in fees and foreclosure - the loss of your home. As of 03/18/2019 you are 198 days delinquent on your mortgage loan.

You accepted a Disaster Modification. Please refer to your documentation. This Loan Statement is for **INFORMATIONAL PURPOSES ONLY** and may not reflect your current agreed upon terms.

If you are Experiencing Financial Difficulty: You may call the U.S. Department of Housing and Urban Development (HUD) at 800-569-4287, or go to www.hud.gov/offices/hsg/sfh/hoch/hcs.cfm for a list of Homeowner Counseling or counseling organizations in your area.

Payment due 01/01/19: Unpaid balance of \$1,577.69
Unpaid balance of \$1,577.69

Recent Account History

Recent Account History

*Payment due 01/01/19: Unpaid balance of \$1,577.69	*Payment due 10/01/18: Unpaid balance of \$1,577.69
*Payment due 02/01/19: Unpaid balance of \$1,577.69	*Payment due 11/01/18: Unpaid balance of \$1,577.69
*Payment due 03/01/19: Unpaid balance of \$1,577.69	*Payment due 12/01/18: Unpaid balance of \$1,577.69

*Current Payment due 04/01/19: \$1,577.69
*Next month pay this amount to bring your loan current.



108 1st Ave South, Suite 202 • Seattle, WA 98104 • (866) 925-0241

PAYOFF QUOTE

March 11, 2019

EMAIL: kaps70@hotmail.com

FAX: 18665104167@myfax.com

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

This correspondence is sent in conjunction with the processing of a non-judicial foreclosure. Your request does not stop the foreclosure proceedings from continuing. Accordingly, it is your responsibility to determine if a Trustee's sale might be scheduled for a date earlier than the expiration date of these figures. Unless you obtain written acknowledgement that any scheduled sale will be postponed, the sale may be held as scheduled.

Lender/ Servicer Name: **CHASE**
Loan Number Ending: **XXXXXX1123**

With: **Conventional Residential**

Attorney/Trustee File No.: **WA-19-849885-SW**

Mortgagor(s) Name: **AARON M SURINA**

Property Address: **1616 SOUTH ROCKY RIDGE DRIVE, SPOKANE VALLEY, WA 99212**

You have requested payoff figures expiration date through 3/19/2019. Since the foreclosure fees and costs of this action and other amounts may increase daily, we have quoted the amount due as of today.

Please Note: Requesting a reinstatement or payoff quote does not stop the foreclosure process. Waiting to make your payment may increase the amount necessary to cure the default. Please see dates and amounts below which will increase as the foreclosure process continues, you should submit payment as quickly as possible to avoid incurring any additional fees or costs.

Please be advised that this quote expires on (3/19/2019). If figures are not submitted on or before the expiration date, a new quote should be requested. Please note that amounts submitted upon the below breakdown after the expiration date may not be accepted.

The amount to pay off the above referenced loan as of 3/19/2019 is \$ 229,457.57 and is itemized as follows:

• Unpaid Principal Balance Due:	\$ 221,904.37
• Interest	\$ 5,264.52
• Late Charges:	\$ 305.10
• *Reconveyance Recording Fee:	\$ 99.00
• PMI/MIP:	\$ 118.76
• Escrow:	\$ 356.94
• Advances:	\$ 1,386.88
Trustee Fee: \$ 442.50	
Title Charges: \$ 944.38	
• Incurred Foreclosure Fees and Costs:	\$ 22.00
o Recordings: \$ 22.00	

*The line items designated with an asterisk will be legally required and incurred if the loan is reinstated or paid off. If the loan is not reinstated or paid off, they will not be incurred or added to the total amount owed at this time.

The submission of less than the total amount due on the quote could result in the return of the remitted funds. While this quote has an expiration date in the future, if you are remitting payment prior to the expiration date, we ask that you not deduct any sums.

The payoff figures listed above include items that have been paid by the lender or servicer or incurred by Quality that are currently due by the expiration Date.

Please understand that the above figures are subject to final verification upon receipt by the lender or servicer. All fees and costs incurred after the issuance of this letter will continue to be assessed until the loan delinquency is cured.

We reserve the right to update this figure through the projected date as issuance of this letter does not suspend the foreclosure action or the payment of taxes, insurance or other miscellaneous expenses on your account.

If your payment is less than the total payoff amount due by the expiration Date, the lender or servicer reserves the right to reject your payment and continue with the legal process.

Thank you,

Payoff and Reinstatement Department
Payoffs.reinstatements@qualityloan.com
(866) 925-0241 Ext. 5318

Payoff Quote - Page 2

Attorney/Trustee File No.: WA-19-849885-SW

*The line items designated with an asterisk will be legally required and incurred if the loan is paid off. If the loan is not paid off, they will not be incurred or added to the total amount owed at this time.

PAYMENT INSTRUCTIONS

NOTICE: PAYMENT MUST BE SUBMITTED IN THE FORM OF AN FDIC INSURED OFFICIAL CASHIERS CHECK OR FEDERALLY FUNDED WIRE

****For Check Payment:**

Our office recommends the use of an overnight servicer such as FedEx, UPS, GSO etc. We have experienced more frequent delivery delays with USPS which could potentially result in the payment being considered late.

Submit your certified cashier's check(s) and/or money order(s) payable to **Quality Loan Service Corporation of Washington** in **Washington**, and send directly to this office:

Quality Loan Service Corporation of Washington
Attn: General Accounting
2763 Camino Del Rio South
San Diego, CA 92108

Attorney/Trustee File No., the loan number, and the name of the borrower(s), must be noted on the Certified Cashier's checks and/or money order(s) check.

*****For Wire Payment:**

When sending the wire you must include the **Attorney/Trustee File No., the loan number, and the name of the borrower(s),** as well as other pertinent information of the remitter and any other information necessary for identification of the obligation for which the wire is sent. If this information is not included we may be unable to identify which account to apply the funds to and could result in your wire being returned.

Escrow Account for Washington Properties

Cornerstone Bank
York, NE 68467

For credit to: [REDACTED] - Washington Escrow Account
Account No.: [REDACTED]
ABA / Routing No.: 104900349

Any wires transmitted to our office within 5 days of any scheduled sale date are sent at the remitter's own risk and application to the obligation cannot be presumed. **It is the obligation of the remitter to confirm receipt of funds by our office and verify any scheduled action is stopped.**

Due to the nature of electronic banking, the electronic receipt of funds by our financial institution does not in and of itself constitute timely payoff or reinstatement. You must confirm our receipt and identification of electronic funds by our office before you assume the payment is received or accepted.

Confidentiality Notice: The information contained herein may be privileged and protected by the attorney/client and or intended recipient, you are hereby expressly prohibited from dissemination distribution, copy or any use whatsoever of the transmission and its contents. If you receive this transmission in error, please call the sender and arrangements will be made to retrieve the originals from you at no charge.

REFUND INFORMATION FORM

IMPORTANT INFORMATION REGARDING A REFUND: If for some reason the actual amount due on the date of payment is less than the figure quoted, any excess amount will be returned to you. Please complete the Refund Information Form and fax to (866) 813-3850 or email a copy to disbursement@fidelity.com. This information will be utilized if there is a refund owed on the funds submitted.

Lender/ Servicer Name: **XXXXXX1123**
Loan Number Ending With: **XXXXXX1123**
Loan Type: **Conventional Residential**
Attorney/Trustee File No.: **WA-19-849885-SW**
Mortgagor(s) Name: **WILSON M SURINA**
Property Address: **1616 SOUTH ROCKY RIDGE DRIVE, SPOKANE VALLEY, WA 99212**

Please provide a phone number and email address in case we need to reach you:

Daytime Phone: _____
Evening Phone: _____
Email Address: _____

Refund will be issued to:

Check one of the following

Same As Above: _____
Other (Please state below): _____

Name: _____
Address: _____
Daytime Phone: _____
Evening Phone: _____

Aaron M. Sunina
(707) 200-4372
SSN: XXX-XX-9990.

Thank You,

I hereby authorize the release of information related to the payoff of my loan as identified above to Keith Glazer, Attorney at Law, as attorney for Suniya Sunina, to Donna Henry as my Realtor, and to the officers, directors and employees of any title company engaged to insure title to the above referenced property in conjunction with the sale thereof, and to any attorney engaged to close that sale.

Lender: Franklin American Mortgage Company
Owner(s): Aaron M. Sunina, as his sole and separate property
Loan#: 0070691123
Property: 1616 S. Rocky Ridge Drive, Spokane, WA 99212
Date: January 26, 2019

**AUTHORIZATION TO RELEASE
INFORMATION**

03/14/2019 08:20 GUSTAFSON&HOGAN

FA(508)4560422

P.001/002

Borrowers Authorization Attached

Sincerely,
Ashley Anderson
Gustafson Law, Inc., P. S.

Thank You!

Good through date: 3/31/19
Please fax us the payoff for the above mentioned loan as we are the closing/escrow agents for the sale or refinance transaction.

Property address: 1616 S Rooky Ridge Drive Spokane, WA 99212

Borrower: Aaron Surina

Fax: 609-538-4011 / 609-538-4012

Loan Number: 0070881123

Lender: Franklin American Mortgage

Attn: PAYOFF DEPT

Our Escrow #:

TELEPHONE # (509)456-0400
FAX # (509)456-0422
Email: ashley@gustafsonlaw.com

Total Pages

GUSTAFSON LAW, INC., P.S.

ATTORNEYS AND COUNSELLORS AT LAW

1500 West Fourth Avenue, Suite 408

SPOKANE, WASHINGTON 99204

STEVE K. GUSTAFSON

FILED
2019 JAN -3 P 4:38
CLERK COURT CLERK

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE

ORDER ON MOTION FOR:
1. Contempt;
2. Finding Re: Community
Property Character Of
Family Residence, and
3. To Order Petitioner,
Sirinya Surina To Act As
The Sole Representative
Of The Community To
Manage and Facilitate
The Sale Of The Family
Residence.

No. 17-3-01817-0

In re the Marriage of:
SIRINYA SURINA
And
AARON MICHAEL SURINA
Respondent,
Petitioner,

Summarize any money judgment from section 8 in the table below.

Judgment for	Debtor's name	Creditor's name	Amount	Interest
Civil penalty	Aaron Surina	Spokane County	\$ 100.00	\$
Failure to pay Auto Payment	Aaron Surina	Sirinya Surina	\$1,320.00	
Failure to pay Mortgage	Aaron Surina	Sirinya Surina	\$6,400.00	
Lawyer fees and costs	Aaron Surina	Keith A. Glanzer	\$1,500.00	\$
Yearly Interest Rate for child support, medical support, and children's expenses: 12%.				
For other judgments: % (12% unless otherwise listed)				
Lawyer (name): Keith A. Glanzer represents: Sirinya Surina				
Lawyer (name): Richard Kuck represents: Aaron Surina				

In re the Marriage of Surina
Order on Motion re: Contempt and Findings
Page 1 of 4
KEITH A. GLANZER, P.S.
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
FAX: 509-326-4526
430 W Indiana Ave
Spokane, WA 99205
(509)326-0973

I. BASIS

Petitioner, Sirnya through her attorney, Keith A. Glanzer, court to make a finding on the community property character of the family residence, appoint [REDACTED] as sole decision maker regarding the sale of the family residence and enter an order on contempt for violations of the temporary orders regarding payments on the auto loan and mortgage payments.

II. FINDINGS

2.1 The court has considered the Motion for Contempt, Findings of Community Property and ~~finding Petitioner's sole representative of the community to execute the sale to the family residence~~ any supporting documents, response from the other party, reply ~~and other documents from the court record~~ submitted by the court. A hearing was held on January 3, 2019.

2.2 Contempt. The Temporary Order entered September 28, 2017, Section 9, Household Expenses was not obeyed. *Reserved*

2.3 Respondent, Aaron Gurine, acted in bad faith when he intentionally violated the order by failing to make the auto payment for the last 3 months. He further acted in bad faith when he intentionally failed to make the mortgage payment for the last 4 months. *Reserved*

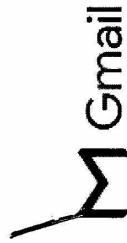
2.4 Petitioner has had to borrow money to keep the auto payment current to avoid repossession of the auto. A judgement for these payments should be entered against Respondent in the amount of \$1,320.00. A judgement for the delinquent mortgage payments in the amount of \$6,466.66 should be entered against Respondent. *Reserved*

2.5 Bad faith interference with sale of family residence. The August 10, 2016 Order to Immediately Place Family Residence For Sale was not obeyed. Respondent, Aaron Gurine, acted in bad faith when he intentionally meddled with an effort to buy the family residence for up to \$1,000 over the asking price of the residence in the amount of \$915,000.00. *Reserved*

2.6 The losses due to Respondent's violation should be calculated at the time of sale of the residence. A judgement in the amount of the calculated losses should be entered against Respondent. *Reserved*

In re the Marriage of Sirnya
Order on Motion re: Contempt and Findings
Page 2 of 4

KEITH A. GLANZER, P.S.
2024 W. Northwest Blvd.
Spokane, WA 99205
Telephone: 509-326-4526
Hassonville, 509-326-4509 S.
430 W Indiana Ave
Spokane, WA 99205
(509)326-0973



Services User <aaron.surina@gmail.com>

Requesting Emergency EX-Parte Restriction on international Travel for my son

Kristin Kinsley <KKinsley@co.kitsap.wa.us>
To: "a-reply@surina.org" <a-reply@surina.org>

Wed, Sep 25, 2013 at 11:01 AM

Yes, you will have to file a divorce case to obtain a Court Order. You may seek legal counsel to verify that. If you prefer to proceed on your own you can go on line to www.courts.wa.gov/forms to obtain all the forms you will need.

To start a case you need: Summons, Petition for dissolution, Proposed Parenting Plan, Health form and a Confidential Information form. You will also need a Motion for ex parte restraining order and the Ex parte restraining Order. The filing fee is \$290 cash. Again you will need to go to court for the Ex parte order.

From: Aaron Surina [mailto:aaron@surina.org]
Sent: Wednesday, September 25, 2013 10:36 AM
To: <a-reply@surina.org>
Cc: Kristin Kinsley
Subject: RE: Requesting Emergency EX-Parte Restriction on international Travel for my son

Do I have to divorce my wife to have law enforcement assist the state dept on a recovery of my son? My wife has every tell tail redflag flying right now. The state dept has requested the exparte because my wife is not a US citizen but my son is. Please advise details on my next steps to provide the state dept with their requirements to keep my son safe from abduction to a country that is not signed onto the international Hague convention, preventing human trafficking.

On Sep 25, 2013 10:31 AM, "Aaron Surina" <aaron@surina.org> wrote:

What kind of case do I need to have to restrict Intl travel of my son if like the state dept advised, she obtains a passport via forgery? Please tell me what the case is called.

On Sep 25, 2013 9:35 AM, "Kristin Kinsley" <KKinsley@co.kitsap.wa.us> wrote:

Aaron,

As long as you have a case in our court, you can come to court with a Motion for ex parte restraints & Ex parte restraining Order. The court times are 8:30 am or 3:30 pm Monday-Friday. If by chance you do not have a case filed in our court, you will need to file one to get any Orders signed.

Court's Automatic Temporary Order (8/2008)

IT IS ORDERED:

II. ORDER

1. I An action has been started in this court that affects your marriage, and/or seeks the establishment of a parenting plan. Both parties are now required to obey the following order unless the court changes it. Either of you may ask the court to modify this order upon filing a motion and properly serving it on the other party. Should either party violate this order, a party may request sanctions including, but not limited to, requesting that the other party pay their attorney's fees and costs for having to bring the violation before the court.

I. NOTICE TO PARTIES

In Re Marriage or Parentage
Of:
Singha Surina
Petitioner,
and
Haven M. Surina
Respondent.

IN AND FOR THE COUNTY OF SPOKANE

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON.

Timothy W. Fitzgerald
SPOKANE COUNTY CLERK

AUG 14 2017

COPY
Original Filed

Do Not Remove Property

100

25	
24	
23	(a) Both parents are restrained from changing the primary residence of the child(ren) until further court order, except as agreed in writing by the parties;
22	
21	2.3 TEMPORARY ORDERS FOR PARTIES WITH MINOR CHILDREN IN COMMON:
20	records shall not be denied without order of the court;
19	(d) Both parties must have access to all tax, financial, legal, and household records. Reasonable access to
18	except as agreed in writing by the parties;
17	by credit card, loan, security interest or mortgage,
16	(c) Unless the court orders otherwise, both parties are responsible for their own future debts whether incurred
15	agreed in writing by the parties;
14	medical, health, life or auto insurance, except as
13	or both parties or of any dependent children, whether
12	changing entitlement of any insurance policies of either
11	transferring, borrowing, lapsing, surrendering or
10	(b) Both parties are restrained from assigning, transferring, removing, encumbering, concealing, damaging or in any way disposing of any property except in the usual course of business or for the necessities of life or as agreed in writing by the parties. Each party shall notify the other of any extraordinary expenditures made after this order is issued. This order does not preclude a party from accessing funds in a reasonable amount to retain counsel;
9	
8	
7	(a) Both parties are restrained from transferring, removing, encumbering, concealing, damaging or in any way disposing of any property except in the usual course of business or for the necessities of life or as agreed in writing by the parties. Each party shall notify the other of any extraordinary expenditures made after this order is issued. This order does not preclude a party from accessing funds in a reasonable amount to retain counsel;
6	2.2 TEMPORARY ORDERS FOR ALL PARTIES INVOLVED IN A DISSOLUTION CASE:
5	
4	
3	(a) Both parties are restrained from harassing or disturbing the peace of the other party. (Per LSPR 94.04 (a) (11) (h) this order will not be filed in the law enforcement data base.)
2	
1	2.1 TEMPORARY ORDERS FOR ALL PARTIES:

[Handwritten signature]

DONE IN OPEN COURT this _____ day, of _____, 20

AUG 14 2017

The petitioner is subject to this order from the time of filing the petition. The petitioner shall serve a copy of this on respondent and file proof of service. The respondent is subject to this order from the time that it is served. This order shall remain in effect unless expressly changed by further court order or entry of final documents.

2.5 EFFECTIVE DATE OF ORDER

If a party believes a Guardian ad Litem (GAL) needs to be appointed for the minor child(ren), the party must make a motion for the appointment of a GAL within 30 days of filing or service of the petition.

2.4 Guardian ad Litem

- (b) Each parent shall have full access to the child(ren)'s educational and medical records, unless otherwise ordered by the court;
- (c) Each parent shall insure that the child(ren) is (are) not exposed to negative comments about the other parent. Neither parent shall make negative comments about the other parent in the presence of the child(ren);
- (d) Each parent shall attend a SHARING THE CHILDREN seminar, pursuant to LSPR 94.03, within 60 days of receipt of this order. Upon completion of the seminar, each party shall file with the court the seminar completion certificate provided by the sponsoring agency or provider;

12/31/2018

Gmail - (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212

M Gmail

Services User <aaron.surina@gmail.com>

(EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212

Web Reporting Center <WebReports@spokane-county.org>
To: "LEGAL@SURINA.ORG" <LEGAL@surina.org>
Wed, Aug 29, 2018 at 4:37 PM

Crime Check 456-2233

Need to report a crime?

Donna Henry coerced into writing declaration for
opposing counsel to interfere with party rights.

Crime Check has received and processed your information. Who asked Donna or "coerced" her?

Your police report number: 2018-10121045

If you would like to add information to this report, please call Crime Check at 456-2233.

If you would like to check the status of your report:

For incidents that occurred in the City of Spokane please go to my.spokanecity.org/police/information.

For incidents that occurred within the City of Spokane Valley dial 477-3300.

For unincorporated Spokane County and other incorporated towns in Spokane County dial 477-2240.

[View other Frequently Asked Questions.](#)

Thank you for filing your report online with Crime Check. If you want a fingerprint check attempted on your damaged vehicle, please contact Crime Check by telephone at 509-456-2233. Please have your report number available at that time.

Crime Check

<http://www.crimecheck.org>

(509) 456-2233

12/31/2018

By: Operator 911276

Gmail - (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212

From: LEGAL@SURINA.ORG <LEGAL@surina.org>
Sent: Wednesday, August 29, 2018 12:37 PM
To: Web Reporting Center <WebReports@spokanecounty.org>
Subject: Fwd: (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212 - Emailed back asking to call into CK to file a full police report. cr276

I am being denied the ability to show my own property and the sale of which has been ordered by the Superior court.

Keith Glanzer is interfering with my access and ability to sell my sole and separate property.

I'd like to file a crime check report about this under RCW 49.60.2235

----- Forwarded message -----

From: LEGAL@SURINA.ORG <LEGAL@surina.org>
Date: Wed, Aug 29, 2018 at 12:19 PM
Subject: Re: (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212
To: Keith Glanzer <kagps70@hotmail.com>
Cc: <a-reply@surina.org> <a-reply@surina.org>, <richk@rklaw.com>, Billiejo Campbell <billiejo@rklaw.com>, Donna Henry <donna.sellspokane@gmail.com>, Sirinya Polarij <sirinyaandrew@gmail.com>, Sirinya Polarij <sirinyadavid@gmail.com>

Received: Request denied to show the sole and separate property of Aaron Surinam to an interested party.

From: Aaron Surina [mailto:aaron@surina.org]
Sent: Wednesday, September 25, 2013 8:51 AM
To: Kristin Kinsley; Heidi A Clark
Subject: Requesting Emergency EX-Parte Restriction on international Travel for my son

I am writing to request an emergency ex-parte order restricting international travel with my son to Thailand or any other country.

I was instructed by the state department to contact the clerks office and ask for an emergency ex-parte order or temporary ex-parte restricting the international travel of our son David Michael Surina.

Please contact me with the next steps necessary to complete this so my son is safe from abduction.

The agent with the state department is:

Dan Githens

Direct line: 202-485-6276

Child abductions Preventions Center with the state dept can be reached at:
888-407-4747

<http://travel.state.gov>

Please contact me soon. Thank you so much for your help.

Thanks,

Aaron Surina

aaron@surina.org

<http://www.linkedin.com/in/voipdesign>

T: (360) 525-3483

W: (360) 744-7777

12/31/2018

Gmail - (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212

RCW 49.60.2235

Unfair practice to coerce, intimidate, threaten, or interfere regarding secured real estate transaction rights.

It is an unlawful practice to coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of his or her having exercised or enjoyed, or on account of his or her having aided or encouraged any other person in the exercise or enjoyment of, rights regarding real estate transactions secured by RCW 49.60.030, 49.60.040, and 49.60.222 through 49.60.224.

[1993 c 69 § 7.]

NOTES:

Severability—1993 c 69: See note following RCW 49.60.030.

On Wed, Aug 29, 2018 at 11:55 AM Keith Glanzer <kagps70@hotmail.com> wrote:

No

Sent from my iPhone

On Aug 29, 2018, at 11:24 AM, Aaron Surina <aaron@surina.org> wrote:

I'll need access to the property 9/1/2018 at 5pm to 7pm to show the property.

Respectfully,

Aaron Surina

707-200-4372

email@surina.org

<http://www.linkedin.com/in/voipdesign>

----- Forwarded message -----

From: **Everett Alcantara** <everett@theriangroup.com>
Date: Wed, Aug 29, 2018 at 10:38 AM
Subject: (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212
To: Aaron Surina <aaron@surina.org>

12/31/2018

Gmail - (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212

 (EPA) 1616 S Rocky Ridge Dr, Spokane Valley, WA 99212

08/29/2018
Agent's Assistant: Everett Alcantara
Meeting w/ Mr. Aaron Surina
208-755-0901

🕒 5pm - 7pm, Sat, Sep 1st

📍 In Person (map)

👤 Everett Alcantara (organizer)

everett@theriangroup.com

Aaron Surina

aaron@surina.org

Amanda Totten

amandatotten@theriangroup.com

1 THE COURT: She can have her passport. I'm not turning
 2 over the kid's right now. Legal documents, sure, but the
 3 kid's passports right now.
 4 MR. GLANZER: That's fine. The immigration documents
 5 is what we're looking for.
 6 THE COURT: Sure.
 7 MR. GLANZER: In addition to the passwords, can we put
 8 that---
 9 THE COURT: And why should she get them -- why each
 10 party have a copy of those?
 11 MR. GLANZER: That's fine.
 12 THE COURT: Okay, so share that. [redacted] passport
 13 can stay in Ms. Hoover's trust account for now or office or
 14 wherever for safekeeping.
 15 MR. GLANZER: That's fine.
 16 MS. HOOVER: All right.
 17 MR. GLANZER: But she should have hers, and her mom
 18 should have hers.
 19 THE COURT: Yes.
 20 MR. GLANZER: And there's a bunch of immigration
 21 documents that go to the mom.
 22 THE COURT: Yes.
 23 MR. GLANZER: And we need that or copies of it.
 24 THE COURT: She can have all that. Yes, that's
 25 appropriate.

Progress

24 Hours a day, contact us at 1-888-407-4747 or via e-mail at

PreventAbduction1@state.gov

If you have reason to believe that your child is in the process of being abducted by a parent, legal guardian, or someone acting on their behalf, there are steps that can be taken to prevent the abduction. Immediate steps you can take include:

CONTACT THE OFFICE OF CHILDREN'S ISSUES, PREVENTION

BRANCH AT 1-888-407-4747

- **OBTAIN A COURT ORDER:** A court order is vital to preventing the departure of a child. You can retain an attorney to discuss your options. Law enforcement may not be able to act unless there is a court order that prohibits the child's travel outside of the United States. Court orders preventing the removal of the minor child from the court's jurisdiction, the state, or the country will give law enforcement more authority to prevent abduction. For information regarding prevention under the International Child Abduction Prevention and Return Act visit [here](#) and also review our page titled [Law and Regulations](#).

- **CONTACT LAW ENFORCEMENT:** Contact law enforcement immediately and inform them of any court orders and the potential for international parental child abduction. Request that law enforcement enter information about your child as missing person in the National Crime Information Center (NCIC) as soon as possible, so that your state's troopers or highway patrol can widen the search for your child. When working with any law enforcement official ask for the officer's full name, e-mail, fax number, direct phone number, a dispatch line with 24 hour coverage, and backup officer.

- **CONTACT AIRPORT POLICE AND THE AIRLINES:** Contact the airlines and airport law enforcement that is stationed at the departing airport, if known. Because the United States has no exit controls, abductions can only be prevented if the appropriate authorities at ports of exit are made aware of courts orders that prohibit travel prior to departure. When contacting airlines, ask to speak with an airline corporate security officer, explain the situation, be ready to prove you have a parental relationship to the child, and ask if there is a reservation under your child's name. This can help mobilize efforts to stop child abductions.



Services User <aaron.surina@gmail.com>

Fwd: Rocky Ridge Offer

Donna Henry <donna.sellspokane@gmail.com>
To: "LEGAL@SURINA.ORG" <LEGAL@surina.org>
Cc: Sirinya Polaj <sirinyadavid@gmail.com>, Keith Glanzer <kagps70@hotmail.com>, richk@rklaw.com

We have til tomorrow at 9pm per Denay. Her clients are qualified, the lender went through their finances and sent a preapproval letter.

On Sat, Dec 22, 2018, 6:39 PM LEGAL@SURINA.ORG <LEGAL@surina.org> wrote:

They're not actually able to meet the basic elements. The approval is with 40k down. I was told they have 30. What is the point of sending the buyers who don't meet the approval requisite which grants ability to make an offer that can be considered?

I have Christmas stuff to do. Everyone is gone until business returns.

This participant from DENAY who never actually meets the lenders requirements demands I sign after hours without being able to have the contract reviewed by an independent qualified source.
I need 24 business hours minimum review time. Give me a break, pressure indicates issues

Respectfully,

Aaron Surina

<http://www.linkedin.com/in/voipdesign>

aaron@surina.org

707.200.4372

On Fri, Dec 21, 2018, 6:28 PM Donna Henry <donna.sellspokane@gmail.com> wrote:
295k...let me know what you would like to do!

----- Forwarded message -----

From: <denay@homelandspokane.com>
Date: Fri, Dec 21, 2018, 6:25 PM
Subject: Rocky Ridge Offer

To: Donna Henry <donna.sellspokane@gmail.com>, <Dobbins@q.com>, <contracts@citibrokers.com>

Hi,

Here we go again. LOL :)

Thanks,

Denay Horninger

Inside Sales/Licensed Agent

Homeland Realty Group LLC

m: 509-951-5992

f: 866-712-0056

w: www.homelandspokane.com e: denay@homelandspokane.com



Services User <aaron.surina@gmail.com>

Status of Rocky Ridge

Services User <aaron.surina@gmail.com>

To: Donna Henry <donnasellspokane@gmail.com>, Chris Surina <chris.surina@gmail.com>

Fri, Feb 22, 2019 at 1:07 PM

The closer told me they are refusing to insure the title due to the fraud you guys are involved with it sounded like when I talked to First American. I spoke to Thomas, their investigation is still ongoing, they've requested the full case file for this case to review how Keith was able to get judges to do this outside of the law.

I don't agree to changing the closing company to Keith or his friend so they can pull off mortgage and title fraud. First American is the title company, Tiffany is in charge of this as far as I know.

I was told there is no buyer in contract currently. You're lying to me it sounds like.

If First American can't process the closing, it's likely because of the illegal nature of it. I have not received any documents that were accurate and I have not received any invite to escrow closing.

Respectfully,

Aaron

<http://www.linkedin.com/in/voipdesign>

aaron@siptrunk.us

707.200.4372

On Sun, Feb 17, 2019, 7:33 PM Donna Henry <donnasellspokane@gmail.com> wrote:

The closer should have the buyers loan documents with in the next week for closing. As soon as Carl removes his Lein off there and you sign the requested paperwork that with sent several weeks ago, we can close.

On Sun, Feb 17, 2019, 7:15 PM LEGAL@SURINA.ORG <LEGAL@surina.org wrote:
Greetings,

I am emailing YOU for answers this evening.

I have been totally exited from the activity of and enjoyment / rents and profits regarding Rocky Ridge -
Update STATUS on Real Estate

Property at 1616 Rocky Ridge, Spokane

Please update me as to current status, as of today, 02/15/2019, on my titled property.

I am requesting all courtesy regarding, sale progress, closing date of 02/28/2019, and or any other pertinent information regarding my property which you have and have been concealing.

I am working on my plans regarding myself and my children and the impending divorce, the seriousness of financial security for my children, their education, etc. The proceeds of sale and distribution of same, in Escrow, Estimate of Sellers' Closing, Statements and all relevant details of how I have a beautiful house, 70k underpriced and I am told I have no belongings, no furniture and none of the court ordered items that I left.

The child support has now been overpaid over 25,000 dollars in a worksheet where the standard calculations are applied. These calculations which were prepared on my behalf by opposing counsel against my clear objections, twice with Heather Hoover.

She later threw me into collections after crafting my indigency against my wishes, my sister Karmens and Donna Radcliffs separate judgement too.

I am working on my plans regarding myself and my children and the impending divorce, the seriousness of financial security for my children, their education, etc. The proceeds of sale and distribution of same, in Escrow Estimate of Sellers' Closing, Statement... you're unlawfully denying me access to my property, which now my ex-wife, claims there is nothing left of mine in the home which lawfully in her first declaration clearly stated, nothing was not to be removed or sold, no debt by either party would be incurred for the other party to be expected to pay.

Also please inform the buyers that the house utilities have been moved out of my name.

I'm assuming that the house has been vacated by now so the buyers are able to get in and begin to get things in order.

They need to put the utilities in their name, Avista advised that the new owners need to call prior to the 20th of Feb.

The trash also is on it's last week, the garbage cans will move to my little apartment. Water and sewer will come out of escrow.

Please report the requested items that I am requesting as soon as possible.

I'll have a few subpoenas for the group tomorrow to end this extortion and abuse of civil process (and human rights)

Human trafficking might be close and I'm going to abolish it every chance given.

Respectfully submitted,

Aaron M. Surina

Respectfully,

Aaron

<http://www.linkedin.com/in/voipdesign>

2nd request - ignored again

Surina, Aaron M

From:

Sent:

To:

Subject:

Surina, Aaron M
Thursday, April 18, 2019 1:31 PM
kagps70@hotmail.com; richk@rklaw.com

STATUS OF MY PROPERTY - 90 days without any answers -

To Keith Glanzer RE: STATUS on Real Estate / Real Property

Property at 1616 Rocky Ridge, Spokane

Please update me as to current status, as of today, 01/15/2019, (90 DAYS LATER APRIL 18, 2019) on my titled property.

I am requesting all courtesy regarding, sale progress, closing date of 02/28/2019, (WE LOST and or any other pertinent information regarding my property which you have kept from me without legal right or truth in reason.

I have concerns regarding the status of my property on Rocky Ridge Dr which has a lot of implications for myself, and my children as well as the no-fault divorce outcome.

This concerns the majority, as a no fault divorce simply has 1 task in Washington state and it is the separation of community property and custody determinations.

The abusive use of conflict in Washington state is not a legit reason to charge a client in a dissolution or continually extend a case.

Sirinya has come to me with concerns of your bill and her legal rights regarding her portion of the division of assets

The seriousness of financial security for my children, their education and everything I had put into those two goals are continually dismissed and attacked by people who clearly are not concerned with either of those items.

I am requesting the details of the following:

All information on the proceeds of sale and distribution of same, all details in Escrow, all details on Estimate of Sellers' Closing, all details of said items in Statement.

I have not been made aware any of the legal forms,

I have not seen a formal and accurately prepared Purchase and Sale of Residence Agreement,

I have not seen a Loan and Terms thereof,

I have not seen an Estimated Sellers' Closing Statement(s).

I have not seen any Amendments of these items above and any other pertinent paperwork.

Please provide these details by COB Monday, February 18, 2019.

I have not received an answer about March 27, 2019. Are you considering orders that came out of that hearing without any service, any pleadings being served and anybody present as valid?

It was my understanding of the result of Judge Tony Hazel, 01/03/2019, was ONLY that I not be permitted to 'meddle' in the re-listing of my home with my realtor Donna Henry, and the listing process.

Was there a hearing after the hearing I went to? The oral rulings are what we are currently under the authority of unless I have mistaken.

I thought he said that I am to be informed of the progress of same, that I be kept in the loop.

You have denied me any access to my property, its' sale or any of my rights as a property owner.

PROPERTY IS THE RIGHTS OF AND RIGHTS ARE PROPERTY. Did you purchase my property?

This also blocked the ability to file an insurance claim to recover my property since it was stolen/refused to be returned to me just like my clothes prior to having a sheriff demand a small portion in October of 2017.

Sirinya, being the custodian of everything I own in my house is responsible for it's return.

The acquisition of my separate and personal property was obtained by witness testimony of Keith Glanzer.

You're unlawfully denying me access to my property in violation of the human rights chapter of the RCW 49.60.

My ex-wife claims there is nothing left of mine in the home.

She is in contempt of court and I'd rather not fall into Mr Glanzer's continual attempt to create conflict in a no fault divorce state where asset division / settlement is the only purpose of a dissolution suit.

I was unable to pickup all of the court ordered items allowed to me the first time I had to have the court ORDER you to allow me to retrieve property including winter clothes which I had requested for months.

I am given a right in the first dissolution packet submitted by Keith (on the same day he testified as a witness in that case) of property protection so nothing was to be removed or sold etc, no debt by either party would be incurred for the other party to be expected to pay among other items.

Respectfully submitted,

Aaron M. Surina

<http://www.linkedin.com/in/voipdesign>

*707-200-4372 *

Aaron Surina
IS Ops
509-474-2222
aaron.surina@providence.org

Surina, Aaron M

To:

a-reply@surina.org

Subject:

RE: In order to pay you going forward

----- Forwarded message -----

From: Aaron Surina <aaron@surina.org>

Date: Mon, Oct 15, 2018, 10:14 AM

Subject: In order to pay you going forward

To: <richk@rklaw.com>, BillieJo Campbell <billiejo@rklaw.com>

Cc: LEGAL@SURINA.ORG <legal@surina.org>

Good Morning Rich,

In order to pay for the GAL, we are able to liquidate the equity in the Hyundai. Our family has 3 cars, I will let my ex-wife pick her choice of the two remaining vehicles (both of which are safe to drive).

Spokane Hyundai dealership has agreed to purchase the Hyundai, which will give us 3-5 thousand dollars. I cannot afford the monthly payment any longer as I was using credit cards which are now maxed, and we do not need 3 cars for 2 drivers.

The money can immediately be used to retain the GAL. Not having to pay the \$467 per month will allow me to pay you the fees needed to submit 2 motions and ongoing fees.

1. Motion to the court to review actual finances and ask for relief as my credit cards are maxed and I cannot pay the budget as ordered going forward. I do not want to be non-compliant and need the court to know and help me and my kids.
2. Motion for additional parenting time to include phone calls with my children.

This is a reasonable request to expedite getting a GAL, allow me to pay for your fees, and be prepared for the trial.

Please let me know as soon as possible because the dealership is waiting..

Respectfully,

Aaron Surina

RCW 26.16.190

Liability for acts of other spouse or other domestic partner.

For all injuries committed by a married person or domestic partner, there shall be no recovery against the separate property of the other spouse or other domestic partner except in cases where there would be joint responsibility if the marriage or the state registered domestic partnership did not exist.

[2008 c 6 § 616; 1972 ex.s. c 108 § 6; Code 1881 § 2402; RRS § 6904.]

NOTES:

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

RCW 26.16.200

Debts incurred before marriage or domestic partnership—Separate debts—Child support obligation—Liability.

Neither person in a marriage or state registered domestic partnership is liable for the debts or liabilities of the other incurred before marriage or state registered domestic partnership, nor for the separate debts of each other, nor is the rent or income of the separate property of either liable for the separate debts of the other: PROVIDED, That the earnings and accumulations of the spouse or domestic partner shall be available to the legal process of creditors for the satisfaction of debts incurred by such spouse or domestic partner prior to the marriage or the state registered domestic partnership. For the purpose of this section, neither person in the marriage or the state registered domestic partnership shall be construed to have any interest in the earnings of the other: PROVIDED FURTHER, That no separate debt, except a child support or maintenance obligation, may be the basis of a claim against the earnings and accumulations of either spouse or either domestic partner unless the same is reduced to judgment within three years of the marriage or the state registered domestic partnership of the parties. The obligation of a parent or stepparent to support a child may be collected out of the parents or stepparent's separate property, the parents or stepparent's earnings and accumulations, and the parents or stepparent's share of community personal and real property. Funds in a community bank account which can be identified as the earnings of the nonobligated spouse or nonobligated domestic partner are exempt from satisfaction of the child support obligation of the debtor spouse or debtor domestic partner.

[2008 c 6 § 617; 1983 1st ex.s. c 41 § 2; 1969 ex.s. c 121 § 1; Code 1881 § 2405; 1873 p 452 § 10; RRS § 6905.]

NOTES:

Part headings not law—Severability—2008 c 6: See RCW 26.60.900 and 26.60.901.
Severability—1983 1st ex.s. c 41: See note following RCW 26.09.060.

Collection actions against community bank account: RCW 74.20A.120.

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**.

RCW 4.24.u1**Action for injury or death of child.**

A mother or father, or both, who has regularly contributed to the support of his or her minor child, and the mother or father, or both, of a child on whom either, or both, are dependent for support may maintain or join as a party an action as plaintiff for the injury or death of the child.

This section creates only one cause of action, but if the parents of the child are not married, are separated, or not married to each other damages may be awarded to each plaintiff separately, as the trier of fact finds just and equitable.

If one parent brings an action under this section and the other parent is not named as a plaintiff, notice of the institution of the suit, together with a copy of the complaint, shall be served upon the other parent: PROVIDED, That notice shall be required only if parentage has been duly established.

Such notice shall be in compliance with the statutory requirements for a summons. Such notice shall state that the other parent must join as a party to the suit within twenty days or the right to recover damages under this section shall be barred. Failure of the other parent to timely appear shall bar such parent's action to recover any part of an award made to the party instituting the suit.

In such an action, in addition to damages for medical, hospital, medication expenses, and loss of services and support, damages may be recovered for the loss of love and companionship of the child and for injury to or destruction of the parent-child relationship in such amount as, under all the circumstances of the case, may be just.

[1998 c 237 § 2; 1973 1st ex.s. c 154 § 4; 1967 ex.s. c 81 § 1; 1927 c 191 § 1; Code 1881 § 9; 1877 p 5 § 9; 1873 p 5 § 10; 1869 p 4 § 9; RRS § 184.]

NOTES:

Intent—1998 c 237. "It is the intent of this act to address the constitutional issue of equal protection addressed by the Washington state supreme court in *Guard v. Jackson*, 132 Wn.2d 660 (1997). The legislature intends to provide a civil cause of action for wrongful injury or death of a minor child to a mother or father, or both, if the mother or father has had significant involvement in the child's life, including but not limited to, emotional, psychological, or financial support." [1998 c 237 § 1.]

Severability—1973 1st ex.s. c 154: See note following RCW 2.12.030.