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SUPERIOR COURT OF WA.  
SHARON K. FOGO

BY AP3 DEPUTY

**Superior Court of Washington  
County of**

In the Guardianship of:

**Virginia Jackson,**  
Incapacitated Person

No. 21-4000-40-23

**Motion and Declaration to Sell,  
Transfer, or Encumber Real  
Property  
(RCW 11.92.090 - 110)  
(MTAF)**

I am the guardian of the estate in this case. I ask the court to authorize the:

- sale,
- exchange,
- lease,
- mortgage, or
- granting of an easement, license, or similar interest

21-4-00040-23  
MT 37  
Motion  
10416592



for real property that belongs to the Incapacitated Person.

1. **Information about the Incapacitated Person.** The Incapacitated Person:

Is 87 years old.

Lives with (name/name of place) Alpine Way Assisted Living / Memory Care  
at (address) 900 AlpineWay Shelton WA. 98584

2. **General nature of the estate:**

- see the inventory filed on Due July 27, 2021
- see the most recent accounting filed on Due July 27, 2021.

3. **Real property at issue.** I ask the court to allow sale, transfer, or encumbrance of the following real property:

A. **Property Address:** 141 N Hamma Hamma Dr E  
Hoodsport, WA. 98548

B. **Legal Description:**

Please see attached

4. **Value:**

A. Tax Assessed Value: \$ \_\_\_\_\_

B. Fair Market Value: \$ **Please see attached**

An appraisal, which is in the court file.

A comparative market analysis, which is in the court file.

C. Rental or lease value  
(if applicable): \$ \_\_\_\_\_

D. Other:  
Devalued due to condition. Please see contractor bid and 4 market analysis included

5. **Liens and Encumbrances Against the Property:**

None

There are liens or encumbrances against the property. *List here or in an attachment:*

Creditor	Amount of Obligation
Peninsula Credit Union	\$ 41,584.17
	\$
	\$
	\$

6. **Reasons.** The sale, exchange, lease, mortgage, or granting of an easement, license, or similar interest is necessary to:

pay debts that the Incapacitated Person has incurred;

pay for the care, support, or education of the Incapacitated Person;

- redeem property covered by mortgage or other lien;
- make investments;
- dispose of real property no longer needed; and/or
- another reason. Describe:

7. **Process and Notices for Sale of Real Property.** The court should authorize the guardian to follow the following process and notice provisions:

- By negotiation, including use of a real estate agent, under RCW 11.92.115;
- Public sale under RCW 11.56.060;
- Private sale, including use of a real estate agent, under RCW 11.56.080;
- The court should direct another procedure, described here:

\_\_\_\_\_

\_\_\_\_\_

**Declaration in support of the motion:**

Please explain the circumstances of your request here. You can attach documents to support your declaration. (*You may attach more pages, if needed.*)

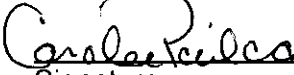
**Leased land with a double wide mobile home most banks won't loan.  
Home is in 20-year disrepair/neglect  
Have a cash buyer willing to take property as is in the condition property is in. All included.**

\_\_\_\_\_

\_\_\_\_\_

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

Signed at (city) Hoodsport (state) WA on (date) 6/4/21

 Carolee Pailca  
Signature Print Name

WSBA  CPG#

PO Box 1215  
Address

Hoodsport, WA. 98548  
City, State, Zip Code

360-463-2063  
\* Telephone / Fax Number

pailca@roosevaljournal.com  
Email Address

**\*If you do not want your personal phone number on this public form, you may list your telephone number on a separate form which may be available to parties and the court, as well as its staff and volunteers, but will not be made available to the public. Use Form WPF GDN 03.0100, Guardianship Confidential Information Form (Telephone Numbers), for this purpose. GR 22(b)(6).**