

FILED
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KING COUNTY
SUPERIOR COURT CLERK
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CASE #: 21-2-16736-1 KNT

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

HARLAN MEIER,

Plaintiff,

v.

SAKUNTALA DEVI and ET AL.

Defendants.

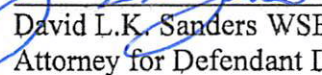
NO. 21-2-16736-1

NOTICE OF APPEAL

Sakuntla Devi, Defendant, seeks review by the Washington Court of Appeals, Division I (District 1) of the Court Order of GRANTING MOTION FOR SUMMARY JUDGMENT FOR QUIET TITLE.

A copy of the Order is attached to this notice.

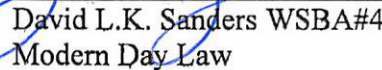
DATED June 10, 2022


David L.K. Sanders WSBA#49907
Attorney for Defendant Devi
Modern Day Law
3815 100th St. SW Ste. 2b,
Lakewood, WA 98499
(252) 290-3307

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CERTIFICATE OF SERVICE

On June 10, 2022, I served the foregoing Notice of Appeal on counsel for the Plaintiff.


David L.K. Sanders WSBA#49907
Modern Day Law
Attorney for Defendant Devi

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IN THE SUPERIOR COURT OF WASHINGTON
FOR KING COUNTY

HARLAN MEIER,

Plaintiff,

v.

SAKUNTALA DEVI, JOHN DOE DEVI, THE
MARTIAL COMMUNITY COMPRISES
THEREOF, JOHN DOE, JANE DOE,

Defendants.

NO. 21-2-16736-1

ORDER GRANTING MOTION FOR
SUMMARY JUDGMENT FOR QUIET
TITLE

I. JUDGMENT SUMMARY

- A. Judgment Creditor: HARLAN MEIER
- B. Judgment Debtor: SAKUNTALA DEVI
- C. Principal Judgment: Quiet Title
- D. Attorney for Judgment Creditor: Matthew Link / McFerran Law, P.S.

1 Judgment for Quiet Title is hereby entered in favor of Plaintiff Harlan Meier ("Plaintiff")
2 and against Defendant Sakuntla Devi ("Defendant") as to the real property located at 2124
3 S. 254th Street, Seattle, WA 98198 and legally described as:

4 LOT 3, GOLDEN ACRES, ACCORDING TO PLAT RECORDED IN VOLUME 115
5 OF PLATS, PAGES 33 AND 34, RECORDS OF KING COUNTY, AUDITOR.

6 SITUATE IN THE CITY OF DES MOINES, COUNTY OF KING, STATE OF
7 WASHINGTON.

8 Tax Parcel No. 2817550030. This real property is hereafter referred to as "the Subject
9 Property". Plaintiff is the fee simple owner of the Subject Property. Defendant has no legal
10 or equitable interest in the Subject Property. The Contract for Deed recorded January 8,
11 2020 in King County under recording number 20200108999673 is unenforceable and is
12 hereby removed from the Subject Property' s title.

13 II. FINDINGS OF FACT AND CONCLUSIONS OF LAW

14 This matter came before the Court on Plaintiff's Motion for Summary Judgment.
15 In making its ruling, the Court has reviewed Plaintiff's Motion, the Declaration of Harlan
16 Meier, the Declaration of Matthew Link, the Declaration of Seth Goodstein, Defendant's
17 Response, the Declaration of Sakuntla Devi, Plaintiff's Reply, and the pleadings and
18 records on file with the Court in the above captioned case. Now, therefore, the Court makes
19 the following findings fact and conclusions of law:
20

- 21 1. Plaintiff is the fee simple owner of the Subject Property.
- 22 2. In July 2019, Defendant approached Plaintiff and expressed interest in
23 purchasing the Subject Property. Defendant prepared a Contract for Deed and
24 Plaintiff signed it.
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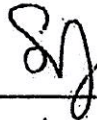
- 1 3. The Contract for Deed does not include a legal description for the Subject
2 Property.
- 3 4. On November 8, 2020, the Contract for Deed was recorded in King County
4 under recording number 20200108999673 against the Subject Property's title.
- 5 5. The Contract for Deed is unenforceable because it does not include a legal
6 description. The Contract for Deed is unenforceable under RCW 64.04.010.
- 7 6. Defendant has no legal or equitable interest in the Subject Property.
- 8 7. On December 1, 2020, Plaintiff commenced the above captioned case by
9 issuing a Summons and Complaint.
- 10 8. On December 2, 2020, Defendant was personally served with the Summons and
11 Complaint at 2112 S. 254th Street, Des Moines, WA 98198.

12
13 III. ORDER AND JUDGMENT FOR QUIET TITLE
14

15 Having made the aforementioned findings of fact and conclusion of law, the Court
16 hereby enters the following Order and Judgment. Plaintiff's Motion for Summary
17 Judgment is hereby GRANTED. An Order and Judgment for Quiet Title is hereby entered
18 in favor of Plaintiff and against Defendant as to the Subject Property fully described in the
19 judgment summary above. The Contract for Deed recorded in King County under recording
20 number 20200108999673 is unenforceable because it violates Washington's statute of
21 frauds / RCW 64.04.010. The Contract for Deed recorded in King County under recording
22 number 20200108999673 is hereby removed from the Subject Property's title. Plaintiff is
23 the fee simple owner of the Subject Property and Defendant has no legal or equitable
24 interest in the Subject Property.
25
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1 Whether Plaintiff is entitled to an award of attorney's fees and costs is reserved for
2 further proceedings,

3 The above is hereby ORDERED this 16th day of May, 2022.

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7 KING COUNTY SUPERIOR COURT JUDGE

8
9 Presented by:

10 **McFerran Law, P.S.**

11 /s/ Matthew Link

12 Matthew Link, WSBA #46659
13 Attorney for Plaintiff
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KING COUNTY SUPERIOR COURT

June 15, 2022 - 2:57 PM

Filing Notice of Appeal

Transmittal Information

Filed with Court: Court of Appeals Division I

Appellate Court Case Number: New

Appellate Court Case Title: Meier Vs Devi

Trial Court Case Number: 21-2-16736-1

Trial Court County: King County

The following documents have been uploaded:

- NOA_Notice_of_Appeal_Plus_20220615145611D1728389_7006.pdf
This File Contains:
Filing Fee Paid - Invoice/Receipt: 1573642EF.1, Date: 06/13/2022
Notice of Appeal
The Original File Name was 21-2-16736-1 MEIER V DEVI NTC OF APPEAL.pdf

Comments:

Sender Name: Laurie A Bell - Email: laurie.bell@kingcounty.gov

Note: The Filing Id is 20220615145611D1728389