

17'
Assessor's Parcel Number: 1219-03-001-004

Recording Requested By:

Name: Hugh Stuart Center Char. Trust

✓ Address: 96 N. 3rd Street, Ste 500

City/State/Zip San Jose, CA 95112

Real Property Transfer Tax:

DOC # **0788048**
08/16/2011 01:51 PM Deputy: KE

OFFICIAL RECORD

Requested By:

RANKIN LANDSNESS LAHDE,

SERVERIAN & STOCK

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: 17.00

BK-0811 PG- 2583 RPTT: 0.00



\$ _____

JUDGMENT

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

SUPERIOR COURT OF CALIFORNIA COUNTY OF SANTA CLARA	FOR COURT USE ONLY
PLAINTIFF: <i>Louis Oneal and Arthur K. Lund</i>	
DEFENDANT: <i>Leonard A. Semas</i>	
EXEMPLIFICATION OF RECORD	CASE NUMBER: <i>107CV096543</i>

I, David H. Yamasaki, Clerk of the Superior Court of the State of California, County of Santa Clara do hereby certify the foregoing to be a full, true and correct cop(ies) of the original on file and of record in my office in the above entitled cause.

That the same constitute a full and complete exemplification of the Judgment filed 5-29-09 in the said cause, and of the whole thereof.

All of which I have caused to be exemplified according to the Act of Congress.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 8th day of June 2010
David H. Yamasaki
 Clerk of the Superior Court

I, Jamie Jacobs-May, Judicial Officer of the Superior Court of the State of California, County of Santa Clara, do hereby certify that said Court is a Court of Record having a Clerk and Seal. That, David H. Yamasaki who has signed the annexed attestation, was at the time of signing said attestation, Clerk of said Superior Court. That said signature is his genuine handwriting, and that all his official acts, as such Clerk, are entitled to full faith and credit.

And I further certify that said attestation is in due form of law.

Witness my hand this 8th day of June 2010
Jamie Jacobs-May
 Judicial Officer

STATE OF CALIFORNIA }
 COUNTY OF SANTA CLARA } ss.

I, David H. Yamasaki Clerk of the Superior Court of the State of California, County of Santa Clara, do hereby certify that the Honorable Jamie Jacobs-May whose name is subscribed to the preceding Certificate, is a Judicial Officer of the Superior Court of the State of California, County of Santa Clara, duly elected and qualified, and that the signature of said Judicial Officer to said Certificate is genuine.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 8th day of June 2010
David H. Yamasaki
 Clerk of the Superior Court



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):
 Michael C. Serverian, Esq. (SBN 133203)
 RANKIN, LANDSNESS, LAHDE SERVERIAN & STOCK
 96 North Third Street
 Suite 500
 San Jose, CA 95112
 TELEPHONE NO.: (408) 293-0463 FAX NO. (Optional): (408) 293-9514
 E-MAIL ADDRESS (Optional):

FOR COURT USE ONLY

FILED

2009 MAY 29 P 3:30

David H. Yamasaki, Clerk of the Superior Court
 County of Santa Clara, California

[Signature]
 Deputy Clerk

C A PINAGATE

MICROFILMED

ATTORNEY FOR (Name): Louis Oneal and Arthur K. Lund, Trustees of the Hugh Stuart Center Charitable

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SANTA CLARA

STREET ADDRESS: 191 North First Street
 MAILING ADDRESS: 191 North First Street
 CITY AND ZIP CODE: San Jose, CA 95113
 BRANCH NAME: Downtown Superior Court

PLAINTIFF: Louis Oneal and Arthur K. Lund, Trustees of the Hugh Stuart Center Charitable Trust
 DEFENDANT: Leonard A. Semas

JUDGMENT

By Clerk By Default After Court Trial
 By Court On Stipulation Defendant Did Not Appear at Trial

CASE NUMBER:
 1-07-CV-096543

1. **BY DEFAULT**
- a. Defendant was properly served with a copy of the summons and complaint.
 b. Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
 c. Defendant's default was entered by the clerk upon plaintiff's application.
 d. **Clerk's Judgment** (Code Civ. Proc., § 585(a)). Defendant was sued only on a contract or judgment of a court of this state for the recovery of money.
 e. **Court Judgment** (Code Civ. Proc., § 585(b)). The court considered
 (1) plaintiff's testimony and other evidence.
 (2) plaintiff's written declaration (Code Civ. Proc., § 585(d)).
2. **ON STIPULATION**
- a. Plaintiff and defendant agreed (stipulated) that a judgment be entered in this case. The court approved the stipulated judgment and
 b. the signed written stipulation was filed in the case.
 c. the stipulation was stated in open court the stipulation was stated on the record.
3. **AFTER COURT TRIAL.** The jury was waived. The court considered the evidence.
- a. The case was tried on (date and time):
 before (name of judicial officer):
- b. Appearances by:
- | | |
|--|--|
| <input type="checkbox"/> Plaintiff (name each): | <input type="checkbox"/> Plaintiff's attorney (name each): |
| (1) | (1) |
| (2) | (2) |
| <input type="checkbox"/> Continued on Attachment 3b. | |
| <input type="checkbox"/> Defendant (name each): | <input type="checkbox"/> Defendant's attorney (name each): |
| (1) | (1) |
| (2) | (2) |
| <input type="checkbox"/> Continued on Attachment 3b. | |
- c. Defendant did not appear at trial. Defendant was properly served with notice of trial.
- d. A statement of decision (Code Civ. Proc., § 632) was not was requested.



PLAINTIFF: Louis Oneal and Arthur K. Lund, Trustees of
the Hugh Stuart Center Charitable Trust
DEFENDANT: Leonard A. Semas

CASE NUMBER:
1-07-CV-096543

JUDGMENT IS ENTERED AS FOLLOWS BY: THE COURT THE CLERK

4. **Stipulated Judgment.** Judgment is entered according to the stipulation of the parties.

5. **Parties.** Judgment is

a. for plaintiff (name each): Louis Oneal and Arthur K. Lund,
Trustees of the Hugh Stuart Center Charitable Trust

c. for cross-complainant (name each):

and against defendant (names): Leonard A.
Semas

and against cross-defendant (name each):

Continued on Attachment 5a.

Continued on Attachment 5c.

b. for defendant (name each):

d. for cross-defendant (name each):

6. **Amount.**

a. Defendant named in item 5a above must
pay plaintiff on the complaint:

c. Cross-defendant named in item 5c above must pay
cross-complainant on the cross-complaint:

(1) <input checked="" type="checkbox"/>	Damages	\$ 42,492.84
(2) <input checked="" type="checkbox"/>	Prejudgment interest at the annual rate of 5 %	\$ 8,213.53
(3) <input checked="" type="checkbox"/>	Attorney fees	\$ 5,085.00
(4) <input checked="" type="checkbox"/>	Costs	\$ 320.00
(5) <input type="checkbox"/>	Other (specify):	\$
(6)	TOTAL	\$ 56,111.37

(1) <input type="checkbox"/>	Damages	\$
(2) <input type="checkbox"/>	Prejudgment interest at the annual rate of %	\$
(3) <input type="checkbox"/>	Attorney fees	\$
(4) <input type="checkbox"/>	Costs	\$
(5) <input type="checkbox"/>	Other (specify):	\$
(6)	TOTAL	\$

b. Plaintiff to receive nothing from defendant
named in item 5b.
 Defendant named in item 5b to recover
costs \$
 and attorney fees \$

d. Cross-complainant to receive nothing from
cross-defendant named in item 5d.
 Cross-defendant named in item 5d to recover
costs \$
 and attorney fees \$

7. Other (specify):

Date: 5-28-09

Thomas C. Edwards
JUDICIAL OFFICER

Date: Clerk, by _____, Deputy

CLERK'S CERTIFICATE (Optional)

I certify that this is a true copy of the original judgment on file in the court.

Date:

Clerk, by _____, Deputy

(SEAL)