

RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Erika Nohavec, Fidelity National Law Group

c/o ABC Legal Services

701 Fifth Avenue, Suite 2710

Seattle, Washington 98104

SEND TAX STATEMENTS TO:

N/A

Multnomah County Official Records

E Murray, Deputy Clerk

2023-057546



\$41.00

03054928202300575460060064

09/14/2023 01:41:24 PM

JUDG-JUDG
\$30.00 \$11.00

Pgs=6 Stn=1 ATJN

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

GENERAL JUDGMENT

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS; Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160

Caridnell One, LLC; Harish Patel and Bina Patel

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160

HD Cardinell, LLC

TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)

\$ 0.00

JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c)

\$ 0.00

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER _____

IN THE CIRCUIT COURT FOR THE STATE OF OREGON
IN AND FOR THE COUNTY OF MULTNOMAH

HD CARDINELL, LLC, an Oregon limited liability
company,

Plaintiff,

vs.

CARDINELL ONE, LLC, an Oregon Limited
Liability Company, HARISH PATEL and BINA
PATEL, husband and wife,

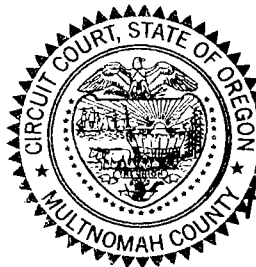
Defendants.

No. **23CV07539**

GENERAL JUDGMENT

WHEREAS Plaintiff HD Cardinell, LLC ("HD Cardinell") and defendants Cardinell One, LLC ("Cardinell One"), Harish Patel and Bina Patel ("Patel") (collectively Cardinell One and Patel are referred to as the "Defendants") have entered into a Stipulation for Entry of General Judgment, filed herein, and

WHEREAS this action concerns title to real property located in Multnomah County commonly known as 1297 Southwest Cardinell Drive, Portland, Oregon, Tax Lots 5400, 5500, and 5600, legally described as follows:



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL.

DATED: 9/13/2023

Nicole Shostak
COURT CLERK

GENERAL JUDGMENT - 1

FIDELITY NATIONAL LAW GROUP
701 - 5TH AVENUE, SUITE 2710
SEATTLE, WA 98104
(206) 223-4525

a

Parcel I:

That portion of vacated Block 285, CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the most Westerly corner of Lot 4, Block 284; thence proceeding Southwesterly along the continuation of the Northwesterly line of Lots 1, 2, 3 and 4 of said block, a distance of 25 feet to the true point of beginning of the property herein described; thence continuing Southwesterly a distance of 35 feet to a point in the Southerly line of vacated SW Jackson Street; thence Northwesterly along the Southerly line of vacated SW Jackson Street, 140 feet to a point in the center line of SW 13th Avenue extended Southerly; thence Southwesterly along said Southerly extension of the center line of SW 13th Avenue, 100 feet to a point in the Northwesterly extension of the Southwesterly line of the Northerly one-half of former Block 285; thence Southeasterly along the Southwesterly line of the Northerly one-half of former Block 285, a distance of 224.81 feet, more or less, to a point in the Northerly line of SW Cardinell Drive; thence Southeasterly along the Northerly line of SW Cardinell Drive, 49.61 feet to a point in the Westerly line of an alley in Cardinell Park; thence Northeasterly along the Westerly line of the alley in Cardinell Park to a point which point is 25 feet Southwesterly as measured along said alley from the intersection of said alley with an Easterly extension of the Southwest line of said Lot 4, in said Block 284; thence proceeding Northwesterly along the line parallel with the Southwest line of the parcel herein described, a distance of 133.01 feet to the true point of beginning.

PARCEL II:

That portion of vacated Block 285, CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the Southwest corner of Lot 5, Block 284; thence Easterly along the Southerly line of said Lot 5, in said Block 284, a distance of 100 feet to the Southeast corner of said Lot 5, in said Block 284; thence Southerly and at right angles to the South line of said Lot 5, a distance of 60 feet to what was formerly the Southerly line of Jackson Street; thence Westerly parallel with the Southerly line of said Lot 5, a distance of 140 feet to the center line of SW 13th Avenue extended; thence Northerly along the center line of SW 13th Avenue extended, 60 feet to the Southerly line of said Lot 5, in said Block 284 extended Westerly; thence Easterly to the Southerly corner of said Lot 5, in said Block 284, and the point of beginning.

EXCEPTING THEREFROM the Northeasterly 10 feet thereof.

PARCEL III:

Lots 5, 6, 7 and 8, Block 284, CITY OF PORTLAND, in the City of Portland, County of Multnomah and state of Oregon, ALSO a parcel of land 10 feet wide, South of and adjacent to said Lot 5, in Block 284, being more particularly described as follows:

Beginning at the Southwest corner of Lot 5 in Block 284; thence Easterly along the Southerly line of said Lot 5 in Block 284, a distance of 100 feet to the Southeast corner of said Lot 5 in Block 284; thence Southerly and at right angles to the South line of said Lot 5, a distance of 10 feet; thence Westerly parallel with the Southerly line of said Lot 5 in said Block 284, a distance of 140 feet to the center line of S.W. 13th Avenue extended; thence Northerly, along the center line of S.W. 13th Avenue extended, 10 feet to the Southerly line of said Lot 5 in said Block 284, extended Westerly; thence Easterly along the Southerly line of said Lot 5 in said Block 284, extended 40 feet to the Southwest corner of said Lot 5 in said Block 284, the point of beginning.

(the "HD Cardinell Property").

1 WHEREAS this action concerns title to real property located in Multnomah County
2 commonly known as 1299 Southwest Cardinell Drive, Portland, Oregon, Tax Lot 5300, legally
3 described as follows:

4 Lot 1, Block 13, Cardinell Park, in the City of Portland, County of Multnomah and State of
5 Oregon.

6 (the "Cardinell One Property")

7 NOW, THEREFORE, based upon HD Cardinell's and Defendants' Stipulation, and the
8 Court finding no just reason for delay, it is hereby ORDERED, ADJUDGED, AND DECREED
9 as follows:

10 1. Plaintiff is entitled to clear title to the HD Cardinell Property that is free of any view
11 easement.

12 2. No view easement exists benefiting the Cardinell One Property;

13 3. Any purported view easement is extinguished as void and unenforceable.

14 4. Title to the HD Cardinell Property shall be quieted solely in HD Cardinell's favor,
15 without any purported view easement benefitting the Cardinell One Property.

16 5. This Judgment shall be recorded with the Multnomah County Recorder's Office
17 against the HD Cardinell Property and Cardinell One Property. Costs for recording shall be borne
18 by Plaintiff through their title insurer.

19 6. No attorney fees, costs, or other monetary compensation shall be awarded in favor
20 of any party.

7/11/2023 3:12:27 PM

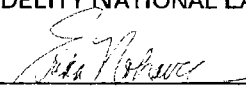
21 

22 **Circuit Court Judge Judith H. Matarazzo**

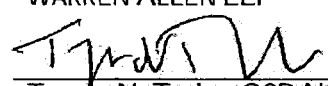
23 GENERAL JUDGMENT - 3

FIDELITY NATIONAL LAW GROUP
701 - 5TH AVENUE, SUITE 2710
SEATTLE, WA 98104
(206) 223-4525

1 Presented by:
2 FIDELITY NATIONAL LAW GROUP

3 
4 Erika Nohavec, OSB No. 220619
5 701 Fifth Avenue, Suite 2710
6 Seattle, Washington 98104
7 Phone: (206) 224-6011
8 Email: Erika.Nohavec@fnf.com
9 *Attorney for Plaintiff*

10 WARREN ALLEN LLP

11 
12 Tyrone N. Taylor, OSB No. 095277
13 10535 Northeast Glisan Street, Suite 200
14 Portland, Oregon 97220-4095
15 Phone: (503) 255-8795
16 Email: taylor@warrenallen.com
17 *Attorneys for Defendants*

18
19
20
21
22
23
GENERAL JUDGMENT - 4

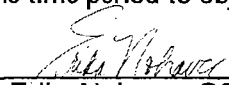
FIDELITY NATIONAL LAW GROUP
701 - 5TH AVENUE, SUITE 2710
SEATTLE, WA 98104
(206) 223-4525

UTCR 5.100 CERTIFICATION

This proposed order or judgment is ready for judicial signature because:

1. ☒ Each opposing party affected by this order or judgment has stipulated to the order of judgment, as shown by each opposing party's signature on the document being submitted.
 2. ☐ Each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by written confirmation of approval sent to me.
 3. ☐ I have served a copy of this order of judgment on each party entitled to service not less than 3 days prior to submission to the court and:
 - a. ☐ No objection has been served on me.
 - b. ☐ I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed a copy of the objections received and indicated which objections remain unresolved.
 - c. ☐ After conferring about our objections, (*role and name of opposing party*) agreed to independently file any remaining objection(s).
 4. ☐ Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
 5. ☐ This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victim's Assistance Section as required by subsection (5) of this rule.
 6. ☐ Other: _____
- ☐ The relief sought is against an opposing party who has been found in default.
- ☐ An order of default is being requested with this proposed judgment.
7. ☐ The proposed order was mailed first class mail to an unrepresented party at the party's last known address not less than 7 days prior to the submission to the court to the following address along with notice of the time period to object to the proposed order:

Dated: July 7, 2023


Erika Nohavec, OSB #220619

UTCR 5.100 CERTIFICATION

FIDELITY NATIONAL LAW GROUP
701 Fifth Avenue, Suite 2710
Seattle, Washington 98104
(206) 223-4525