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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF KING

PRESIDIUM EMERALD CITY, LLC, a  
Delaware limited liability company;  
EMERALD CITY DD VENTURE, LLC  
fka EMERALD CITY DADU  
VENTURE, LLC, a Delaware limited  
liability company; 1931 4TH ST, LLC, a  
Washington limited liability company,  
13854 71ST PLACE NE, LLC, a  
Washington limited liability company;  
12067 NE 137TH COURT, LLC, a  
Washington limited liability company;  
DELOACHE PNW SUB I, LLC, a  
Washington limited liability company;  
DELOACHE PNW SUB II, LLC, a  
Washington limited liability company,

Plaintiffs,

v.

KERRY HEMMINGSEN, an individual;  
CHRISTOPHER DIJULIO, JR. and  
STEPHANIE DIJULIO, spouses and  
their marital community; ALEX  
ROBERTSON, an individual;  
MADISON CORTEZ, an individual;  
CHAD STOREY and CELESTE  
ZARLING, spouses and their marital  
community; ASSET REALTY, LLC  
D/B/A CENTURY 21 NORTHWEST, a  
Washington limited liability company,

Defendants.

The Honorable Nicole Gaines-Phelps

NO. 23-2-24385-4 SEA

~~AMENDED PROPOSED~~ ORDER OF  
DEFAULT AGAINST DEFENDANTS\*

*Noted below only*

Hearing Date: February 15, 2024

*Without Oral Argument*

*\* As to Defendants (only)*

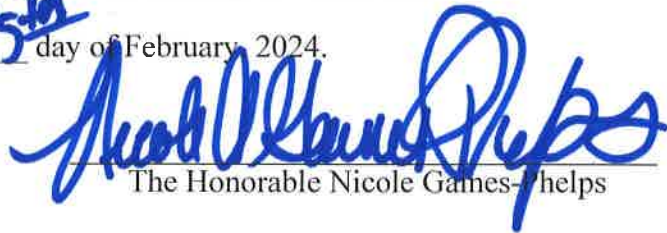
- Chad Storey*
- Celeste Zarling (and  
their marital community)*
- and*
- Asset Realty (d.b.a.  
Century 21 Northwest)*

1 THIS MATTER having come on for hearing before the Court, and the Court  
2 having reviewed the records and files herein, including Plaintiffs' Motion for Order of  
3 Default against Defendants Madison Cortez, Kerry Hemmingsen, Chad Storey, Celeste  
4 Zarling, and Asset Realty, LLC d/b/a Century 21 Northwest and the Declaration of  
5 Ryan W. Sternoff in Support of Plaintiffs' Motion for Order of Default; and the  
6 Answers of Defendants Madison Cortez and Kerry Hemmingsen; the Court being fully  
7 advised in the premises, NOW, THEREFORE,

8 IT IS HEREBY ORDERED that the following Defendants, having failed to  
9 timely answer, are in default:

- 10 1. Defendant Chad Storey
- 11 2. Defendant Celeste Zarling
- 12 3. Defendant Asset Realty, LLC d/b/a Century 21 Northwest

13 DONE IN COURT this 25<sup>th</sup> day of February, 2024.

14   
15 The Honorable Nicole Games - helps

16 Presented by:  
17 **AHLERS CRESSMAN & SLEIGHT PLLC**

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23 Attorneys for Plaintiffs

24 \* Answer filed on February 14, 2024  
25 \*\* Answer filed on February 15, 2024