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CASE NUMBER: 14-2-13149-6 SEA

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

**JESSICA WUBBELS,**

Plaintiff,

v.

**WINDERMERE REAL ESTATE/  
BELLEVUE COMMONS, INC.,** a  
Washington State corporation; **KENNY  
PLEASANT**, individually and his marital  
community; and, **SEAN STEWART** and  
**MARGARET STEWART**, husband and  
wife,

Defendants.

CAUSE NO.:14-2-13149-6 SEA

**DECLARATION OF LANCE C. DAHL IN SUPPORT  
OF MOTION TO APPROVE SERVICE BY MAIL**

I, LANCE C. DAHL, hereby solemnly declare that the following is true to the best of my knowledge, information, and belief:

1. Counsel for Plaintiff in this matter is the Sullivan Law Firm. As indicated on the complaint, I have appeared as co-counsel for Plaintiff as the LAW OFFICES OF LANCE C. DAHL, PLLC. I have first-hand knowledge of the facts set forth below and am competent to testify thereto.
2. This complaint was filed on May 8, 2014. Defendant Windermere promptly appeared and accepted service as of May 13, 2014. However, for the reasons set forth below, we have been unable to personally serve defendants Sean Stewart or his marital community.

- 1 3. This litigation concerns alleged defects to a Seattle house purchased by Sean Stewart  
2 art in November 2011 and sold to Jessica Wubbels in the spring of 2012 after an ex-  
3 tensive remodel. According to the records of the King County auditor, Stewart is an  
4 active real estate investor. The auditors' records show multiple purchases and sales  
5 of single family residences by Stewart personally or through a Stewart's limited lia-  
6 bility company, Global Private Equity LLC, in the last three years.
- 7 4. According to King County records, during the past several years the Stewarts have  
8 used the "office address" of 1700 7<sup>th</sup> Avenue #2100. On occasion, the Stewarts have  
9 used a personal residence address of 3315 217<sup>th</sup> Pl., Sammamish. However, the  
10 Sammamish house was sold in January of 2014, and no new residence address has  
11 been located.
- 12 5. The 1700 7<sup>th</sup> avenue address is a "virtual office" operated by Premier Business  
13 Centers. The named tenant is Global. According to the Secretary of State records,  
14 Sean Stewart is the only listed member. Mr. Stewart is the registered agent for  
15 Global and uses the same 1700 7<sup>th</sup> Avenue address for this agent's address.
- 16 6. Several examples of recent purchases and sales from the King County auditors  
17 records follow:

18 **5139 SOUTH MEAD STREET, SEATTLE**

19 Purchased by Sean Stewart in November 2011. Statutory War-  
20 ranty Deed AFN 211103000330. Deed calls for mailing to:  
Sean Stewart at *1700 7<sup>th</sup> Avenue, Suite 2100, Seattle, WA*  
*98101*. This house was sold to Plaintiff in May 2012.

21  
22 **21606 SE 32<sup>ND</sup> PL., SAMMAMISH**

23 Purchased by "Margarette" Stewart in February 2012. Bargain  
24 and Sale Deed AFN 20120210001603. Deed calls for mailing  
to: Margarette Stewart at *1700 7<sup>th</sup> Avenue Suite 2100 Seattle,*  
*WA 98101*. This house was sold by Margaret and Sean Stewart  
25 in June 2012.

26 **10204 SE 8<sup>TH</sup> STREET, BELLEVUE**

1 Purchased by Sean Stewart (a married man as his separate es-  
2 tate) in September 2012. Statutory Warranty Deed, AFN  
3 20120921001701. Deed calls for mailing to: Sean Stewart at  
4 3315 217<sup>th</sup> Pl. NE, Sammamish, WA, 98074. This Bellevue  
5 house was sold by Sean Stewart in March 2013.

6 **LAST KNOWN HOME ADDRESS:**

7 **3315 217<sup>TH</sup> PL. NE, SAMMAMISH**

8 This house was sold by Sean Stewart on January 1, 2014. No  
9 current residence has been located.

- 10 7. Between May 9 and May 28, three attempts were made to serve Sean Stewart at his  
11 business office during business hours. Mr. Stewart either was absent or declined to  
12 come to the reception desk. To date, Mr. Stewart has not responded.
- 13 8. Clearly, service by mail is as likely or more likely to give actual notice as service by  
14 publication. Hence, Plaintiff requests an order approving service by mail in accord-  
15 ance with CR 4d(4). The mailing address will be the same office address that King  
16 County Property Records show that both Sean Stewart and Margaret Stewart re-  
17 ceive important mail at: 1700 7<sup>th</sup> Avenue #2100.

18 **I declare under penalty of perjury under the laws of the State of Washington**  
19 **that the foregoing is true and correct.**

20 *EXECUTED* in Seattle, King County, Washington this 6<sup>th</sup> day of June, 2014.

21 By:   
22 Lance C. Dahl  
23 Attorney for Plaintiff, WSEA #: 7608