STATE OF WASHINGTON)
COUNTY OF GRANT) ss.

CERTIFICATE OF TRANSCRIPT

I, **KIMBERLY A. ALLEN**, County Clerk of Grant County, State of Washington, and Ex-officio Clerk of the Superior Court of Grant County, State of Washington and Court being a Court of record, do hereby certify that I have compared the foregoing with the original Amended Default Judgment and Judgment Summary

which still remains on file and of record in my office, and that the same is a true and correct transcript of said original and the whole thereof.

Witness on my hand and the official seal of the said Superior Court affixed this 26 day of January, 2026.

KIMBERLY A. ALLEN
County Clerk and Ex-officio Clerk of the
Superior Court, Grant County, Washington

Sharon Collins Deputy

STATE OF WASHINGTON)
COUNTY OF GRANT) ss.

CERTIFICATE OF JUDGE

I, **ANNA L. GIGLIOTTI**, Judge of the Superior Court in and for Grant County, State of Washington, and Court being a Court of record do hereby certify that **KIMBERLY A. ALLEN**, who signed the foregoing certificate of transcript now is, and was at the signing and sealing of the same, the duly elected and qualified County Clerk of the Superior Court of Grant County, State of Washington, that she was and is legal custodian and keeper of the record and seal of the said certificate is the seal of the Superior Court and that the said certificate is in due form of law and by the proper Officer.

In WITNESS WHEREOF, I have hereunto set my hand and caused the seal of said Superior Court to be hereunto affixed at Ephrata, in and for the County of Grant, State of Washington this 26 day of January, 2026

Judge of the Superior Court, Grant County,
State of Washington

STATE OF WASHINGTON)
COUNTY OF GRANT) ss.

CERTIFICATE OF CLERK AS TO JUDGE

I, **KIMBERLY A. ALLEN**, County Clerk and Ex-officio Clerk of the Superior Court in and for the County of Grant, State of Washington, do hereby certify that **ANNA L. GIGLIOTTI**, who signed the foregoing certificate, now is and was at the time of signing and sealing of the same, Judge of the Superior Court, Grant County, Washington, duly elected and qualified that the Superior Court is a Court of record and of the State of Washington and has a seal, the said seal affixed to the foregoing certificate is the seal of the said Superior Court and that the signature of said Judge as it appears on the foregoing certificate is the signature of said Judge.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Superior Court at Ephrata, in the County of Grant, State of Washington, this 26 day of January, 2026.

County Clerk and Ex-officio Clerk of the
Superior Court, Grant County, Washington

SHANNON COLLINS

FILED

DEC 16 2025

KIMBERLY A. ALLEN
GRANT COUNTY CLERK

( ) CASH
(X) CHECK -30
( ) CREDIT CARD
( ) VOUCHER
( ) WAIVED

SUPERIOR COURT FOR THE STATE OF WASHINGTON

FOR GRANT COUNTY

MCKAY SEED CO., INC., a Washington corporation,

Plaintiff,

v.

VIGIL INVESTMENT PARTNERS, LLC, a Utah limited liability company, and PATRICK VIGIL, an individual,

Defendants.

NO. 25-2-01010-13

AMENDED DEFAULT JUDGMENT AND JUDGMENT SUMMARY

THIS MATTER came before the undersigned Judge of the above-entitled court on Plaintiff McKay Seed Co., Inc., ("McKay") Motion for Order of Default and Default Judgment. On December 5th, 2025, the Court entered an Order of Default and Default Judgment against Defendants Vigil Investment Partners, LLC, ("Vigil LLC") and Patrick Vigil ("Mr. Vigil") for contempt sanctions in the amount of $24,000, plus reasonable attorneys' fees to be supplemented. The Court, having considered the proposed attorneys' fees, entered an Order Granting Plaintiff's Awarded Attorneys' Fees and Costs in the amount of $11,172.18. This Amended Default Judgment supplements the original judgment by adding $11,172.18 in attorneys' fees, resulting in a total judgment amount of $35,172.18.

FOSTER GARVEY PC
618 W. RIVERSIDE, SUITE 300
SPOKANE, WASHINGTON 99201-5102
PHONE (509) 777-1600 FAX (509) 777-1616

JUDGMENT SUMMARY

TOTAL JUDGMENT	$35,172.18
Judgment Creditor:	McKay Seed Co., Inc.
Judgment Debtors:	Vigil Investment Partners, LLC, and Patrick Vigil
Principal Judgment Amount:	$0
Increased Statutory Damages:	$0
Prejudgment Interest:	$0
Late Charges and Fees:	$0
Attorneys' Fees:	$11,172.18
Legal Costs:	$0
Sanctions:	$24,000.00

The Judgment amount shall bear interest at the Washington state statutory post-judgment interest rate of twelve percent (12.0%)

Attorneys for Judgment Creditor: William C. Lenz
Anthony D. Godwin
Foster Garvey PC
618 W. Riverside, Suite 300
Spokane, WA 99201

ORDER AND JUDGMENT

THIS MATTER came before the undersigned upon the Motion for Order of Default and Default Judgment filed by Plaintiff McKay Seed Co., Inc., against Defendants in the amount of $24,000 plus reasonable attorneys' fees in the amount of $11,172.18. An Order of Default and Default Judgment having been entered against the Defendants and that there exists no reason for delay and that judgment should be entered; now therefore,

IT IS SO ORDERED

FOSTER GARVEY PC
618 W. RIVERSIDE, SUITE 300
SPOKANE, WASHINGTON 99201-5102
PHONE (509) 777-1600 FAX (509) 777-1616

1. That judgment be and is hereby amended and entered in favor of McKay, in the amount of $24,000 in sanctions, and $11,172.18 in attorneys' fees and costs; and that post-judgment interest at the annual rate of twelve percent (12.0%) will continue to accrue and be part of the judgment from the date of entry of this Order until paid in full.

2. The Court declares, adjudges, and decrees that McKay holds an implied easement over Grant County Parcel No. 121196101 ("Defendants' Parcel") for purposes of ingress and egress to and from the graveled drive areas located in the southwest and east portions of Defendants' Parcel (the "Silo Access Area") to McKay's southern grain silo located in the southern portion of Grant County Parcel No. 190589003 ("Plaintiff's Parcel"), and said easement is hereby quieted in favor of McKay. Plaintiff's Parcel and Defendants' Parcel are depicted below in Exhibit A.

3. The Court declares, adjudges, and decrees that McKay holds an implied easement over Defendants' Parcel for the use, operation, maintenance, and replacement of the guy wires used to support the grain elevators located adjacent to the warehouse building on Defendant's Parcel and along the eastern edge of Plaintiff's Parcel (the "Guy Wire Area"), and said easement is hereby quieted in favor of McKay. The approximate location of the Guy Wire Area is circled in the aerial image in Exhibit A.

4. Defendants, and any persons acting in concert or participation with them, are hereby permanently enjoined from obstructing the drive aisles within the Silo Access Area and engaging in any conduct that obstructs, interferes with, or prevents McKay's use of the Silo Access Area or the Guy Wire Area.

DONE ~~IN OPEN COURT~~ this 15th day of December, 2025.

~~Commissioner~~/Judge

ANNA L. GIGLIOTTI

FOSTER GARVEY PC
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SPOKANE, WASHINGTON 99201-5102
PHONE (509) 777-1600 FAX (509) 777-1616

Presented by:

FOSTER GARVEY PC



William C. Lenz, WSBA #49891
Anthony D. Godwin, WSBA #61371

Attorneys for Plaintiff

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PHONE (509) 777-1600 FAX (509) 777-1616

CERTIFICATE OF SERVICE

I hereby certify that on the 12th day of December, 2025, I caused a true and correct copy of the foregoing document to be served as follows:

Vigil Investment Partners, LLC Patrick Vigil 497 North Bald Mountain Drive Alpine, UT 84004	☒ U.S. Mail ☒ Email patrick@industrialsolutions.vip

Debby Glatt
Legal Practice Assistant

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EXHIBIT A



FOSTER GARVEY PC
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