

FILE

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

MARK DECOURSEY and CAROL  
DeCOURSEY.  
  
Plaintiffs,  
  
v.  
  
PAUL STICKNEY, PAUL STICKNEY REAL  
ESTATE SERVICES, INC.,; and  
WINDERMERE REAL ESTATE/SCA, INC.,  
  
Defendants

NO. 06-2-24906-2 SEA

SPECIAL JURY VERDICT

We, the jury, answer the questions submitted by the court as follows:

***Conflict of Interest***

QUESTION 1: Did Paul Stickney have an interest in [REDACTED]

ANSWER: (Write "yes" or "no") yes

Answer Question 2.

QUESTION 2: Did Paul Stickney have a conflict of interest because of his relationship with [REDACTED]

ANSWER: (Write "yes" or "no") yes

If your answer is "yes" then answer question 3.  
If your answer is "no" then skip to question 6.

QUESTION 3: Did Paul Stickney fail to disclose his conflict of interest?

If your answer is "yes" then answer question 4.  
If your answer is "no" then skip to question 6.

ANSWER: (Write "yes" or "no") yes

QUESTION 4: Did the DeCourseys incur damages that were proximately caused by the failure to disclose a conflict of interest?

If your answer is "yes" then answer question 5.

If your answer is "no" then skip to question 6.

ANSWER: (Write "yes" or "no") yes

QUESTION 5: What is the amount of damages that were proximately caused by the failure to disclose a conflict of interest?

ANSWER: \$ 515,900 -

**Answer Question 6**

*Fraud*

QUESTION 6: Did the DeCourseys prove fraud by clear, cogent and convincing evidence?

ANSWER: (Write "yes" or "no") no

If your answer is "yes" then answer question 7.

If your answer is "no" then skip to question 8.

QUESTION 7: What is the amount of damages that were proximately caused by the fraud?

ANSWER: \$         

**Answer question 8.**

*Consumer Protection Act*

QUESTION 8: Did the DeCourseys prove each element of the Consumer Protection Act?

ANSWER: (Write "yes" or "no") yes

If your answer is "yes" then answer question 9.

If your answer is "no" then answer Question No. 10

QUESTION 9: What is the amount of damages that were proximately caused by the VIOLATION OF THE Consumer Protection Act?

ANSWER: \$ 6300

QUESTION 10: You may not award the same damages for two different claims. If you awarded damages, what is the total amount of damages without counting any element of damages twice? *MM*

ANSWER: \$ 522,200 ]

(INSTRUCTION: Sign this verdict form and notify the bailiff.)

James D. Feshner                      10-30-2008  
Presiding Juror                                      Date