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SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF KING

V&E MEDICAL IMAGING SERVICES, INC.,
a Washington corporation, doing business as
AUTOMATED HOME SOLUTIONS,

Plaintiff,

vs.

MARK DECOURSEY and CAROL
DECOURSEY, husband and wife, individually
and the marital community composed thereof,

Defendants/Third Party
Plaintiffs,

vs.

HOME IMPROVEMENT HELP, a Washington
corporation; RICHARD BIRGH, an individual;
CONSTRUCTION CREDIT CORPORATION,
a Washington corporation; HERMAN RECOR,
ARAKI, KAUFMAN, SIMMERLY &
JACKSON, PLLC; PAUL STICKNEY and
WINDERMERE REAL ESTATE, S.C.A.,
INC.,

Third Party Defendants.

NO. 06-2-24906-2SEA
SUPERSEDEAS BOND

KNOW ALL MEN BY THESE PRESENTS Paul H. Stickney, Paul H. Stickney Real Estate Services, Inc., and Windermere Real Estate/SCA, Inc., as Principals, and National Union Fire Insurance Company of Pittsburgh, Pa., a corporation authorized to transact surety business in the State of Washington, as Surety, are held and firmly bound unto Mark

ORIGINAL

1 DeCoursey and Carol DeCoursey, as obligees, in the just and full sum of One Million Five
2 Hundred Thousand and 00/100ths Dollars (\$1,500,000.00).

3 WHEREAS, on the 27th day of February, 2009, a final judgment was rendered by the
4 Superior Court of the State of Washington, in and for the County of King, in the above-
5 entitled and numbered action in favor of the defendants/third party plaintiffs, Mark
6 DeCoursey and Carol DeCoursey, and against third party defendants, Paul H. Stickney, Paul
7 H. Stickney Real Estate Services, Inc., and Windermere Real Estate/SCA, Inc., adjudging
8 and decreeing that Mark DeCoursey and Carol DeCoursey will have and recover from Paul
9 H. Stickney, Paul H. Stickney Real Estate Services, Inc., and Windermere Real Estate/SCA,
10 Inc., the principal sum of One Million Thirty Thousand Six Hundred Twenty-Seven and
11 00/100ths Dollars (\$1,030,627.00), with interest as provided in RCW 4.56.110(3), from
12 November 14, 2008, until paid, together with attorney fees and costs awarded Mark
13 DeCoursey and Carol DeCoursey in this action; and

14 WHEREAS, said Paul H. Stickney, Paul H. Stickney Real Estate Services, Inc., and
15 Windermere Real Estate/SCA, Inc., have appealed, to the Court of Appeals, Division I, of the
16 State of Washington, from the November 14, 2008 judgment, the December 26, 2008,
17 Amended Judgment, and intend to file an amended notice of appeal to include the above-
18 mentioned judgment and the whole thereof; and

19 WHEREAS, Paul H. Stickney, Paul H. Stickney Real Estate Services, Inc., and
20 Windermere Real Estate/SCA, Inc. desire to suspend execution of said judgment pending
21 such further proceedings on appeal;

22 NOW, THEREFORE, the condition of this obligation is such that, if the above-named
23 third party defendants, Paul H. Stickney, Paul H. Stickney Real Estate Services, Inc., and
24 Windermere Real Estate/SCA, Inc., shall pay, or cause to be paid, to the defendants/third
25 party plaintiffs, Mark DeCoursey and Carol DeCoursey, all costs, fees, interest, and damages

1 that may be awarded against them on the appeal, or on the dismissal thereof, and shall satisfy
2 and perform the judgment appealed from in full, together with interest thereon, if for any
3 reason the appeal is dismissed or the judgment affirmed, and shall satisfy in full such
4 modification of the judgment as the court may adjudge and award, then this obligation shall
5 be void; otherwise to remain in full force and effect, subject to the liability of the Surety not
6 exceeding the sum of One Million Five Hundred Thousand and 00/100ths Dollars
7 (\$1,500,000.00).

8 Signed, sealed, and dated this 5th day of March, 2009.

9 Paul H. Stickney, Paul H. Stickney Real Estate
10 Services, Inc, and Windermere Real
11 Estate/SCA, Inc.

Principals by Reed McClure

12 BY William R. R...

13 Attorney for Paul H. Stickney,
14 Paul H. Stickney Real Estate Services,
15 Inc, and Windermere Real Estate/SCA,
16 Inc.

17 National Union Fire Insurance Company of
18 Pittsburgh, Pa.

19 BY Rachel Richardson

20 Rachel Richardson, Attorney-in-Fact

21 Bond No. 94-35-61

BEST AVAILABLE IMAGE POSSIBLE

POWER OF ATTORNEY

American Home Assurance Company
National Union Fire Insurance Company of Pittsburgh, PA.
Principal Bond Office: 175 Water Street, New York, NY 10038

Power No. 6894

No. 09-E-1026706

KNOW ALL MEN BY THESE PRESENTS:

That American Home Assurance Company, a New York corporation, and National Union Fire Insurance Company of Pittsburgh, PA, a Pennsylvania corporation, does each hereby appoint

—James P. Dervin, Richard Martin, Rachel Richardson, Jessica Rosser, Daniel Wolfe; of Dallas, Texas—

its true and lawful Attorney(s) in Fact, with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, PA, have each executed these presents

this 25th day of September, 2008



Anthony Romano

Anthony Romano, Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK } ss.

Juliana E. Hallenbeck

On this 25th day of September, 2008, before me came the above named officer of American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, PA, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seals of said corporations thereto by authority of his office.

JULIANA E. HALLENBECK
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01H6125674
QUALIFIED IN BRONX COUNTY
MY COMMISSION EXPIRES APRIL 18, 2009

CERTIFICATE

Excerpts of Resolutions adopted by the Boards of Directors of American Home Assurance Company and National Union Fire Insurance Company of Pittsburgh, PA, on May 18, 1976:

"RESOLVED, that the Chairman of the Board, the President, or any Vice President be, and hereby is, authorized to appoint Attorneys-in-Fact to represent and act for and on behalf of the Company to execute bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, and to attach thereto the corporate seal of the Company, in the transaction of its surety business;

"RESOLVED, that the signatures and attestations of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company when so affixed with respect to any bond, undertaking, recognizance and other contract of indemnity and writing obligatory in the nature thereof.

"RESOLVED, that any such Attorney-in-Fact delivering a secretarial certification that the foregoing resolutions still be in effect may insert in such certification the date thereof, said date to be not later than the date of delivery thereof by such Attorney-in-Fact."

I, Elizabeth M. Tuck, Secretary of American Home Assurance Company and of National Union Fire Insurance Company of Pittsburgh, PA, do hereby certify that the foregoing excerpts of Resolutions adopted by the Boards of Directors of these corporations, and the Powers of Attorney issued pursuant thereto, are true and correct, and that both the Resolutions and the Powers of Attorney are in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of each corporation



this 5th day of March, 2009
Elizabeth M. Tuck

Elizabeth M. Tuck, Secretary

65166 (4/96)

POLICYHOLDER NOTICE

Thank you for purchasing insurance from a member company of American international Group, Inc. (AIG). The AIG member companies generally pay compensation to brokers and independent agents, and may have paid compensation in connection with your policy. You can review and obtain information about the nature and range of compensation paid by AIG member companies to brokers and independent agents in the United States by visiting our website at www.aigproducercompensation.com or by calling AIG at 1-800-706-3102.

OFAC TERRITORY RIDER

Payment of loss under this bond shall only be made in full compliance with all United States of America economic or trade sanction laws or regulations, including, but not limited to, sanctions, laws and regulations administered and enforced by the U.S. Treasury Department's Office of Foreign Assets Control ("OFAC").