

Complaint Description

[Glen Morgan](#) (Mon, 21 Oct 2019 at 5:06 PM)

To whom it may concern,

It has come to my attention that Mia Gregerson, Washington State Legislator from the 33rd Legislative District has committed additional violations of Washington State's campaign finance laws (**RCW 42.17A**).

1) Failure to report, and/or attempt to collude to conceal secret campaign expenditures to campaign manager John Wyble (Violation of RCW 42.17A.240 and RCW 42.17A.750(2)(a))

The Mia Gregerson campaign has used John Wyble as the primary campaign manager for all three political campaigns conducted by this campaign since 2014. John Wyble is the registered agent and governor for WinPower Strategies (see attached report from the Secretary of State's office).

Specifically, the Mia Gregerson campaign has made the following reported expenditures to WinPower Strategies in the following years for the following total amounts (based on C4s filed by this campaign). To verify these numbers, I have attached spreadsheets for each year based on the C4s filed by the campaign which include dates and amounts. PDC staff can easily verify these are accurate:

- 1. 2014 - \$ 23,964.43**
- 2. 2015 - \$14,146.58 (SeaTac Council)**
- 3. 2016 - \$10, 500.00**
- 4. 2018 - \$2,875.00**

Starting in 2015, however, unreported financial transactions involving property transfers and "quit claim deeds" were filed by Mia Gregerson to benefit John Wyble. These are financially significant transactions of partial ownership transfers of interest in at least three different properties. Underlying supporting documentation for these transactions including the Quit Claim Deeds and King County Sales history for these parcels are attached as evidence. However, in summary, these financial transactions are as follows in summary:

1. 3773 S 170th St, SeaTac, WA -- Feb 14, 2017 -- \$53,004 (Valentines Day, "Love and Affection")
2. 17804 46th Ave S, SeaTac, WA-- April 25, 2018 -- \$92,968 (assuming 1/2 of underlying debt)
3. 19220 39th Ave S, SeaTac, WA -- May 3, 2018 -- \$177,494 (in consideration of debt relief)

In order to reduce the amount of money spent by this political campaign during election years 2016 and 2018, it appears this campaign transferred significant assets to John Wyble rather than pay him as much through the proceeds from fundraising. These are significant amounts to conceal from campaign finance reporting, and the benefit received by the candidate is obvious in reduced direct costs from the campaign for campaign services.

An explanation for these odd financial transactions is necessary. John Wyble has also conducted additional political activity in the district on behalf and at the direction of Representative Mia Gregerson for various political races including SeaTac City Council races and other local political activity, and it could be that since the Gregerson campaign could not legally use campaign funds to assist in these political activities, a transfer of value in the form of interest in local real estate would suffice as payment.

2) Misuse of Surplus Funds for illegal contributions (Violation of RCW 42.17A.430)

On at least two different occasions, the Gregerson campaign has misused surplus funds for illegal purposes. Two specific examples are as follows:

1. As reported on **PDC Report #100756349**, \$800 was illegally transferred to WinPower Strategies (John Wyble) for “rally signs.” This is not an appropriate use of surplus funds as clearly explained in **RCW 42.17A.430**.
2. As reported on **PDC Report #100876294**, \$500 was illegally transferred to “Fighting for the Majority.” This is not an appropriate use of surplus funds as this is not a recognized charity or bona fide political party organization as clearly explained in **RCW 42.17A.430**.

3) Illegal rollover of campaign funds (Violation of RCW 42.17A.490)

This campaign has illegally transferred \$2,130.33 from the Gregerson 2011 SeaTac Council race to her 2014 campaign for the Washington State Legislature. State law clearly spells out that transfers like this are not legal. Most of these transactions are probably outside the statute of limitations, however, they are indicative of a repeated pattern of behavior where the law is not followed by this campaign.

4) Failure to accurately describe expense. (Violation of RCW 42.17A.240(6) & WAC 390-16-037, RCW 42.17A.235)

Gregerson’s campaign has regularly failed to follow Washington State’s Campaign Finance laws as they apply to the reporting of expenditures. Many C4s this campaign has filed contains violations of the statute and the rules written by the Public Disclosure Commission which support the statute. Here are some examples that need to be corrected by Gregerson’s campaign to at least go through the motions of complying with the statute: Examples of a failure to provide sufficient detail of expenditures (unambiguous violations of **RCW 42.17A.240(6)** and **WAC 390-16-037** (see **example B** provided at **WAC 390-16-037(3)**):

For example, the expenditures reported on **PDC Report #100711626** failed to report how many “walkpieces” were printed and purchased from vendor “WinPower Strategies (John Wyble)”, on 6/23/16 for \$5,874. Again on **PDC Report #100714274** this campaign failed to report how many “signs” were printed from vendor “WinPower Strategies” on 4/20/16 for \$2,725. Another example can be found on **PDC Report #100728210** this campaign failed to indicate how many mailers were sent with a description of “postage fee for mailers” from Capital City Press for \$2,348.63. Weirdly enough, either this description is also deficient by not explaining that it also covered the cost of the mailers themselves, which don’t seem to be reported on this or any other C4. This is a clear violations of **WAC 390-16-037(3) example B** provided.

The PDC should conduct a thorough review of this campaign to identify other violations which may have been committed. I just began looking at this one, and it seems there is a lot more to uncover in this political campaign.

Please don’t hesitate to contact me if you need any additional information.

Best Regards,

Glen Morgan

What impact does the alleged violation(s) have on the public?

This is just a weird, incestuous political situation in SeaTac, and the public has a right to know why an incumbent legislator would be transferring ownership assets in three different properties to their campaign manager and vendor who is still actively working with that same legislator on a variety of political projects. The public has a right to know what is happening here and to make sure that this legislator is not being blackmailed, or taken advantage of by unscrupulous vendors, or if there is some kind of off-the-books quid pro quo going on. This is an odd one...

List of attached evidence or contact information where evidence may be found.

See attached

List of potential witnesses with contact information to reach them.

The candidate, the treasurer, John Wyble, and who knows who else is involved in this one.

Complaint Certification:

I certify (or declare) under penalty of perjury under the laws of the State of Washington that information provided with this complaint is true and correct to the best of my knowledge and belief.

FIRST AMERICAN

2800301

When recorded return to:

74

MIA S. GREGERSON
JOHN WYBLE
3773 S. 170TH STREET
SEATAC, WA 98188



20170301001615

FIRST AMERICAN QCD 74.00
PAGE-001 OF 002
03/01/2017 15:44
KING COUNTY, WA

Filed for Record at Request of
Hecker Wakefield & Feilberg, P.S.
Escrow Number: 2017009RH

E2851265

03/01/2017 15:38
KING COUNTY, WA
TAX \$948.46
SALE \$53,003.50

PAGE-001 OF 001

QUIT CLAIM DEED

Abbreviated Legal: PTN SEC 27 TWP 23N RGE 4E NE QTR SW QTR, KING COUNTY

THE GRANTOR, MIA S. GREGERSON, ALSO KNOWN AS MIA SU-LING GREGERSON, AN UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY for and in consideration of gift with consideration of assumption of one half of outstanding debt conveys and quit claims to MIA S. GREGERSON, AN UNMARRIED PERSON AND JOHN WYBLE, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

the following described real estate, situated in the County of King State of Washington, together with all after acquired title of the Grantor therein:

FULL LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Tax Parcel Number(s): 538100015709

Dated: FEBRUARY 14, 2017

[Signature]
MIA S. GREGERSON

Grantees herein intend to take title as joint tenants with right of survivorship and not as tenants in common.

[Signature]
Mia S. Gregerson

[Signature]
John Wyble

State of WASHINGTON }
County of KING } SS:

I certify that I know or have satisfactory evidence that Mia S. Gregerson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the Uses and purposes mentioned in this instrument.

Dated: February 24, 2017

[Signature]
Nancy A. Wickler

Notary Signature
NANCY A. WICKLER Notary Public in and for the State of Washington
STATE OF WASHINGTON Residing at: Seattle
NOTARY PUBLIC My appointment expires: 4/1/2017
MY COMMISSION EXPIRES
04-01-17

EXHIBIT "A" LEGAL DESCRIPTION

Real property in the County of King, State of Washington, described as follows:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY LINE OF SAID SECTION AT A POINT WHICH IS SOUTH 0°01'11" WEST 1835.29 FEET FROM THE NORTHWEST CORNER THEREOF AND RUNNING;

THENCE SOUTH 89°59'10" EAST 1430 FEET;
THENCE SOUTH 0°02'46" EAST 1280 FEET;
THENCE SOUTH 89°59'10" EAST 700 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE CONTINUING SOUTH 89°59'10" EAST 53.53 FEET TO THE WESTERLY LINE OF 40TH AVENUE SOUTH;
THENCE SOUTH 0°01'11" WEST ALONG SAID WESTERLY LINE, 175 FEET;
THENCE NORTH 89°59'10" WEST 53.41 FEET;
THENCE NORTH 0°02'46" WEST 175 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF LOT 7, BLOCK 33, MCMICKEN HEIGHTS DIVISION 4, ACCORDING TO THE UNRECORDED PLAT THEREOF)

Tax Parcel Number: 538100015709

Situs Address: 3773 South 170th Street, Seatac, WA 98188

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>2851265</u>	<u>20170301001615</u>	2/14/2017	\$53,004.00	GREGERSON MIA S	GREGERSON MIA S+WYBLE JOHN	Quit Claim Deed	Partial Interest (love and affection, gift)
<u>2851263</u>	<u>20170301001614</u>	2/14/2017	\$0.00	GREGERSON WILLIAM D+MARY JO	GREGERSON MIA SU-LING	Quit Claim Deed	Other
<u>1647447</u>	<u>199810303559</u>	10/27/1998	\$115,200.00	WATSON ROBERT P+CAROL K	GREGERSON MIA S ET AL	Statutory Warranty Deed	None



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WA

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property.

If multiple owners, list percentage of ownership next to name.

1 Name Mia Gregerson-Dahle, a single woman
2 Name Mia Gregerson-Dahle, an unmarried woman and, and John Wyble, an unmarried man
Mailing Address 19220 39th Ave S
City/State/Zip SeaTac, WA 98188
Phone No. (including area code)
3 Send all property tax correspondence to: Same as Buyer/Grantee
List all real and personal property tax parcel account numbers - check box if personal property
List assessed value(s)
714800030500
2232
\$318,000.00

4 Street address of property: 17804 46th Ave S, Seatac, WA 98188
This property is located in CITY OF SEATAC, King COUNTY, WA

WFG NAT'L TITLE

Order No. 18-157346

5 Select Land Use Code(s):
Enter any additional codes:
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

6 Is this property designated as forest land per chapter 84.33 RCW?
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?
Is this property receiving special valuation as historical property per per chapter 84.26 RCW?
If any answers are yes, complete as instructed below.

7 List all personal property (tangible and intangible) included in selling price.
If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection)
Reason for Exemption: paying excise on 1/2 underlying debt

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below.

This land does not qualify for continuance.

DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

Table with 2 columns: Description and Amount. Includes Gross Selling Price (\$92,968.17), Taxable Selling Price (\$92,978.17), Excise Tax: State (0.00), Local (0.00), Delinquent Interest: State, Local, Delinquent Penalty, Subtotal (\$1,654.84), State Technology Fee (\$5.00), Affidavit Processing Fee (\$5.00), Total Due (\$1,659.84).

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent Mia Gregerson-Dahle
Signature of Grantee or Grantee's Agent John Wyble
Date & city of signing: 04/26/18 SeaTac

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 3 IN BLOCK 7 OF RANCHO VISTA DIVISION NO. 4, AS PER PLAT RECORDED IN VOLUME 56 OF PLATS,
PAGE 63, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

Unofficial copy

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>2926997</u>		4/25/2018	\$92,968.00	GREGERSON- DAHLE MIA	GREGERSON- DAHLE MIA+WYBLE JOHN	Quit Claim Deed	Other
<u>1844121</u>	<u>20010928000540</u>	9/24/2001	\$205,000.00	THORNTON ALAN W+MEREDITH A	GREGERSON- DAHLE MIA+SCOTT T	Statutory Warranty Deed	None

AFTER RECORDING MAIL TO:
Mia S Gregerson and John Wyble
19220 39th Ave S
Seatac, WA 98188

Filed for Record at Request of: WFG National Title Company of Washington, LLC
Escrow Number: 18-157326

WFG NAT'L TITLE

Order No. 18-157326

QUIT CLAIM DEED

Grantor(s): Mia Su-Ling Gregerson, an unmarried person
Grantee(s): Mia S Gregerson and John Wyble, unmarried persons each as their separate estate
Abbreviated Legal: LOT 4, BLK 4, SNIVELY'S ANGLE LAKE TRACTS
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 7844200230

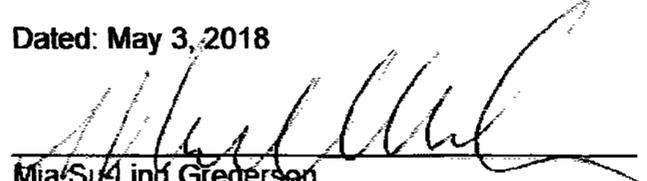
THE GRANTOR Mia Su-Ling Gregerson, an unmarried person for and in consideration of debt relief, WAC 458-61A-103(1), conveys and quit claims to Mia S Gregerson and John Wyble, unmarried persons each as their separate estate the following described real estate, situated in the County of King, State of Washington:

LOT 4 IN BLOCK 4 OF SNIVELY'S ANGLE LAKE TRACTS, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, PAGE 13, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

Together with all after acquired title of the grantor(s) herein:

Dated: May 3, 2018


Mia Su-Ling Gregerson

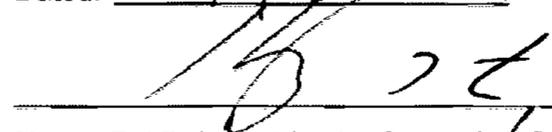
STATE OF WA }

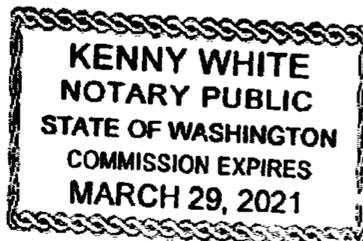
County of King }

SS.

I certify that I know or have satisfactory evidence that Mia Su-Ling Gregerson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/4/18


Notary Public in and for the State of WA
Residing at Seattle
My appointment expires: 3/29/21



SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>2929191</u>	<u>20180509001467</u>	5/3/2018	\$177,494.00	GREGERSON MIA SU-LING	GREGERSON MIA S+WYBLE JOHN	Quit Claim Deed	Other
<u>2179806</u>	<u>20060104001989</u>	12/27/2005	\$525,000.00	WESTERGREEN ARTHUR T & D MAXINE TRUST	GREGERSON- DAHLE MIA+SCOTT	Statutory Warranty Deed	Trust
<u>1289263</u>	<u>199301140571</u>	12/17/1992	\$0.00	WESTERGREEN ARTHUR T+D MAXINE	WESTERGREEN ARTHUR T+D MAXINE	Quit Claim Deed	Other



BUSINESS INFORMATION

WINPOWER STRATEGIES, INC	Business Name:
602 885 426	UBI Number:
WA PROFIT CORPORATION	Business Type:
ACTIVE	Business Status:
PO BOX 257, OLYMPIA, WA, 98507-0257, UNITED STATES	Principal Office Street Address:
PO BOX 257, OLYMPIA, WA, 98507-0257, UNITED STATES	Principal Office Mailing Address:
12/31/2019	Expiration Date:
UNITED STATES, WASHINGTON	Jurisdiction:
12/16/2008	Formation/ Registration Date:
PERPETUAL	Period of Duration:
	Inactive Date:
OTHER SERVICES	Nature of Business:

REGISTERED AGENT INFORMATION

Registered Agent Name:

JOHN WYBLE

Street Address:

19550 INTERNATIONAL BLVD STE, 103, SEATAC, WA, 98188-5428, UNITED STATES

Mailing Address:

19550 INTERNATIONAL BLVD STE, 103, SEATAC, WA, 98188-5428, UNITED STATES

GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		JOHN	WYBLE

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