

IN THE IOWA DISTRICT COURT FOR POLK COUNTY

VINTON PHILIP WATSON JR., Plaintiff, vs. NEEL LUMBER, LLC d/b/a LAKE LUMBER CO, Defendants.	Case No. LACL158667 VERDICT FORM I
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We, the jury, find the following verdict on the questions submitted to us:

Question No. 1: Did Lake Lumber breach the contract between the parties?

Answer "yes" or "no."

ANSWER: NO

[If your answer is "no," do not answer any further questions on this verdict form.

If your answer is "yes," continue to Question 2.]

Question No. 2: Is Lake Lumber's breach of contract a cause of damages to Watson? Answer "yes" or "no."

ANSWER:

[If your answer is "no," do not answer any further questions on this verdict form. If your answer is "yes," continue to Question 3.]

Question No. 3: Has Watson performed his own obligations under the contract between Lake Lumber and Mr. Watson? Answer "yes" or "no."

[If your answer is "no," answer Question No. 4. If your answer is "yes," continue to Question 5.]

Question No. 4: Was Watson excused from performance of his own obligations under the contract between Lake Lumber and Mr. Watson? Answer "yes" or "no."

[If your answer is "no," you do not need to answer any further questions on this verdict form. If your answer is "yes," continue to Question No. 5.]

Question No. 5: Was the action of Watson, Gabriel Wilson, Giovanti Homes L.L.C., and/or Giovanti Homes's subcontractors an intervening, superseding cause of any damages to Watson?

Answer "yes" or "no."

ANSWER:

[If your answer is "yes," you do not need to answer any further questions on this verdict form. If your answer is "no," continue to Question 6.]]

Question No. 6: What is the amount of damages, if any, sustained by Watson?

ANSWER: \$_____.

Megan Halstead

FOREMAN OR FOREWOMAN*

**To be signed only if verdict is unanimous.*

Juror**

Juror**

Juror**

Juror**

Juror**

Juror**

Juror**

***To be signed by the jurors agreeing to it after six hours or more of deliberation.*

FILED
POLK COUNTY, IA
2026 JAN 30 PM 4:39
CLERK DISTRICT COURT

IN THE IOWA DISTRICT COURT FOR POLK COUNTY

VINTON PHILIP WATSON, JR., Plaintiff, vs. NEEL LUMBER, LLC d/b/a LAKE LUMBER CO, Defendants.	Case No. LACL158667 VERDICT FORM II
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We, the jury, find the following verdict on the questions submitted to us:

Question No. 1: Did Watson breach the contract between Lake Lumber and Mr. Watson? Answer "yes" or "no."

ANSWER: Yes

[If your answer is "no," do not answer any further questions on this verdict form. If your answer is "yes," answer Question No. 2.]

Question No. 2: Was Watson's breach a cause of damages to Lake Lumber? Answer "yes" or "no."

ANSWER: Yes

[If your answer is "no," do not answer any further questions on this verdict form. If your answer is "yes," answer Question No. 3.]

Question No. 3: Has Lake Lumber performed its own obligations under the contract between Lake Lumber and Mr. Watson? Answer "yes" or "no."

ANSWER: Yes

[If your answer is "no," do not answer any additional questions on this verdict form.]

Question No. 4 : What is the total amount of damages, if any, sustained by Lake Lumber?

ANSWER: \$ 187,180.18

Megan Halsted

FOREMAN OR FOREWOMAN*

**To be signed only if verdict is unanimous.*

Juror**

Juror**

Juror**

Juror**

Juror**

Juror**

Juror**

CLERK DISTRICT COURT

2026 JAN 30 PM 4:38

***To be signed by the jurors agreeing to it after six hours or more of deliberation.*

POLK COUNTY, IA
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