

Skagit County Auditor Recorder
 Skagit County Admm. Bldg.
 2nd & Kincaid
 P.O. Box 1306
 Mount Vernon WA 98273
 (360) 336-9420



200310220097
 Skagit County Auditor

10/22/2003 Page 1 of 9 9:36AM

PLEASE SEND THIS CALL ABOVE NUMBER AND VERIFY WHETHER THIS IS THE
 BEST PLACE TO FORWARD THE DOCUMENTS, ALSO REMEMBER TO SEND THIS
 CERTIFIED MAIL RETURN RECEIPT].

October 14, 2003

Dear Sir or Madam:

On October 10, 2003 my ex-wife's attorney notified me that they filed a Notice of Claim of Spousal interest with your office (enclosed). Name of person who filed a claim is: Marilyn Stanton; parcel ID: P103118/330429-1-003-0600; site address: 22457 Cedardale Rd, Mount Vernon, WA 98274.

It should be mentioned that me and aforementioned person were divorced over FIVE years ago (copy of the divorce decree is enclosed). In above Notice my ex-spouse refers to some mystical "settlement agreement" pursuant to which she allegedly has a 50% claim over my property.

I have to mention that pursuant to our divorce papers Ms. Stanton does not have any claim over above property. Moreover, we had an agreement to the contrary, according to which she was to forego all of her claims pertaining all my properties except those in Alaska. In consideration for her not having claims against above property I allowed her to have 50% of my separate property. In accordance with our agreement my ex-spouse was never filing any claims against said Washington property for over five years, only recently when she ran out of money she decided to maliciously harass me and my new family. I'm now faced with the necessity to retain an attorney to represent me in this matter.

Hereby I'm filing my objection to the "Notice of Claim of Spousal Interest" and request Skagit County Recorder to record such objection. There was never any "settlement agreement" pursuant to which Ms. Stanton was to have any interest in the aforementioned property. I am frankly quite surprised that your office proceeded with filing above Notice without any proof of "settlement agreement".

Respectfully submitted,

Maurice F. Stanton

Enclosures:

Copy of the Divorce Decree
 Copy of Notice of Claim of Spousal Interest

NOTICE OF CLAIM
OF SPOUSAL INTEREST
[RCW 26.16.100]

CLAIMANT: MARILYN W. STANTON
OWNER: MAURICE F. STANTON
LEGAL DESCRIPTION: BLDG ONLY LY IN S4 NEM HWLY of C/L YEAR AROUND STREAM
THAT FLOWS E TO W / SKAGIT COUNTY
SITE ADDRESS: 22457 CEDARDALE ROAD, MOUNT VERNON, WASHINGTON 98274
TAX ACCOUNT NO.: P103118 / 330429-1-003-0600

TO: SKAGIT COUNTY RECORDER
FROM: MARILYN W. STANTON

MARILYN W. STANTON, the undersigned, pursuant to the Revised Code of Washington (RCW) 26.16.100 (copy attached) submits this Notice of Claim of Spousal Interest pursuant to a July 20, 1998, Settlement Agreement filed in the matter captioned In re The Marriage of Maurice F. Stanton and Marilyn W. Stanton, in the Superior Court of Washington for Jefferson County, No. 95-3-00029.

PERSON FILING CLAIM: MARILYN W. STANTON, ex-spouse of Maurice F. STANTON
PERSON HOLDING TITLE: MAURICE F. STANTON
2100 Viking Drive
Anchorage, Alaska 99501

DESCRIPTION OF REAL ESTATE: BLDG ONLY LY IN S4 NEM HWLY OF C/L YEAR AROUND
STREAM THAT FLOWS E TO W

PARCEL ID: P103118 / 330429-1-003-0600
SITE ADDRESS: 22457 Cedar Dale Road, Mount Vernon, Washington 98274
CLAIMANT'S INTEREST: 50%

DATED this 10 day of October, 2003.



Marilyn W. Stanton

MARILYN W. STANTON
c/o Harold A. Thoreen, P.S., Inc.
Fishermen's Terminal
1715 West Mickerson Street
Seattle, Washington 98119

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On the 10 day of October, 2003, personally appeared before me MARILYN W. STANTON, known to me to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Harold A. Thoreen
Notary Public in and for the State of Washington,
residing at SEATTLE
My commission expires 12/31/04

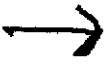


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UNRECORDED DOCUMENT

28.12.100. Claims of spouse in community realty to be filed.

A husband or wife having an interest in real estate, by virtue of the marriage relation, the legal title of record to which real estate is or shall be held by the other, may protect such interest from sale or disposition by the husband or wife, as the case may be, in whose name the legal title is held, by causing to be filed and recorded in the auditor's office of the county in which such real estate is situated an instrument in writing setting forth that the person filing such instrument is the husband or wife, as the case may be, of the person holding the legal title to the real estate in question, describing such real estate and the claimant's interest therein; and when thus presented for record such instrument shall be filed and recorded by the auditor of the county in which such real estate is situated, in the same manner and with like effect as regards notice to all the world, as deeds of real estate are filed and recorded. And if either husband or wife fails to cause such an instrument to be filed in the auditor's office in the county in which real estate is situated, the legal title to which is held by the other, within a period of ninety days from the date when such legal title has been made a matter of record, any actual bona fide purchaser of such real estate from the person in whose name the legal title stands of record, receiving a deed of such real estate from the person thus holding the legal title, shall be deemed and held to have received the full legal and equitable title to such real estate free and clear of all claim of the other spouse. (1891 c 151 § 2; RRS § 1057A. [SLC-20-16])



*Lead for
Barn
warehouse
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CERTIFIED COPY

NOV 20 11:01
CLERK
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**SUPERIOR COURT OF WASHINGTON
COUNTY OF JEFFERSON**

In re the Marriage of:
MAURICE F. STANTON,
Petitioner
and
MARILYN W. STANTON,
Respondent.

NO. 98-3-00046-8
DECREE OF DISSOLUTION
(DCD)

I. JUDGMENT SUMMARY

Judgment Summary does not apply.

II. BASIS

Findings of Fact and Conclusions of Law have been entered in this case.

III. DECREE

IT IS DECREED that:

3.1 STATUS OF THE MARRIAGE.

The marriage of the parties is dissolved.

3.2 PROPERTY TO BE AWARDED THE HUSBAND.

The husband is awarded as his separate property the following property:

As described in Exhibit "B" annexed hereto.

DECREE OF DISSOLUTION
WPF DR 04.0400 (7/93)
RCW 26.09.030; .040; .070 (3)

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CRADDOCK D. VERSER, ATTORNEY
686 LAKE STREET, SUITE 200
RT TOWNSEND, WASHINGTON 98368
379-9115 FAX 379-0936


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3.3 PROPERTY TO BE AWARDED TO THE WIFE.

[X] The wife is awarded as her separate property the following property:

As described in Exhibit "A" annexed hereto.

3.4 LIABILITIES TO BE PAID BY THE HUSBAND.

[X] The husband shall pay the community or separate liabilities as set forth below.

As described in Exhibit "C" annexed hereto.

All liabilities incurred by him since April 4, 1998.

3.5 LIABILITIES TO BE PAID BY THE WIFE.

[X] The wife shall pay the community or separate liabilities as set forth below:

All liabilities incurred by her since April 4, 1998.

3.6 HOLD HARMLESS PROVISION.

[X] Each party shall hold the other party harmless from any collection action relating to separate or community liabilities set forth above, including reasonable attorney's fees and costs incurred in defending against any attempts to collect an obligation of the other party.

3.7 SPOUSAL MAINTENANCE.

[X] The husband shall pay temporary maintenance to the wife in the amount of \$1,200.00 each month for a period not to exceed fourteen months beginning in May of 1998 and with the final maintenance payment being made in July, 1999. If, during that 14 month period, either parcel of real property owned by the parties in the State of Alaska, is sold, and the proceeds of sale are disbursed during that fourteen month period, the husband's obligation to pay maintenance shall terminate, as the wife will have

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sufficient assets to provide for her own maintenance.

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3.8 CONTINUING RESTRAINING ORDER.

[X] Does not apply.

3.9 PARENTING PLAN.

[X] The parties shall comply with the parenting plan signed by the Court on July 20, 1998 The parenting plan is approved and incorporated as part of this decree.

3.10 CHILD SUPPORT.

[X] Child support shall be paid in accordance with the order of child support signed by the Court on July 20, 1998. This order is incorporated as part of this decree.

3.11 ATTORNEY'S FEES, OTHER PROFESSIONAL FEES AND COSTS.


[X] Does not apply.

3.12 NAME CHANGES.


[X] Does not apply.

3.13 OTHER:

Dated: 7/20, 1998


COURT COMMISSIONER

Presented by:


CRADDOCK D. VERSER, WSBA# 10808
Attorney for Petitioner

DECREE OF DISSOLUTION
WPF DR 04.0400 (7/93)
RCW 26.09.030; .040; .070 (3)

FILED
CLERK OF COURT
SKAGIT COUNTY
CRADDOCK D. VERSER
686 LAKE


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EXHIBIT A - PROPERTY TO WIFE

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- 1. Personal property, household furnishings and goods in her possession.
- 2. 1988 Oldsmobile Automobile in her possession.
- 3. Any stocks which have been transferred to her.
- 4. Bank accounts in her name
- 5. Her social security account
- 6. One half of the net proceeds of the sale of the following real property located in Anchorage Alaska:

PARCEL 1 - "Five Plex"
 commonly known as 3102 West 33rd, Anchorage, AK. and
 legally described as:

Lot 4 B, Block 2, on the New McRae Addition to the City of Anchorage, Third recording District of the State of Alaska.

PARCEL 2 - "Warehouse"

commonly known as 2100 Viking Drive, Anchorage, AK., and
 legally described as:

Lot 5A1, Block 2, Anchorage Industrial Park, Third Recording district of the State of Alaska.



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EXHIBIT B - PROPERTY TO HUSBAND

1. Personal property, household furnishings and goods in his possession.
2. Bank accounts and stocks in his name
3. Any retirement/pension benefits from his employment with and stocks in his name.
4. 1996 Chevrolet Blazer
5. 1997 Jeep
6. 1983 GMC "Jimmy".
7. One half of the net proceeds of the sale of the following real property located in Anchorage Alaska:

PARCEL 1 - "Five Plex"

commonly known as 3102 West 33rd, Anchorage, AK. and legally described as:

Lot 4 B, Block 2, on the New McRae Addition to the City of Anchorage, Third recording District of the State of Alaska.

PARCEL 2 - "Warehouse"

commonly known as 2100 Viking Drive, Anchorage, AK., and legally described as:

Lot 5A1, Block 2, Anchorage Industrial Park, Third Recording district of the State of Alaska.

Husband agrees that the two above described properties shall be listed for sale with a reputable real estate broker and he shall exercise good faith in attempting to sell both of the above described parcels of real estate at their fair market value as soon as possible.

8. The husband shall continue to manage and control the two above described parcels and shall be entitled to all income generated from such property until the property is sold.

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EXHIBIT C - DEBTS TO BE PAID BY HUSBAND

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1. Debt to GMAC Credit Corporation secured by the Chevrolet Blazer.

2. Debt to Wells Fargo secured by the 1997 Jeep.

3. The following credit Card Debts:

Bank 1 #4266869998440464 \$3,700.00

General Motors #5407870281664671 \$7,200.00

First USA #4417122537934730 \$3,200.00

Discover Card # 518026011008550169657 \$1,100



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