



200511300105

Skagit County Auditor

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6 2:27PM

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR SKAGIT COUNTY**

**STATE OF WASHINGTON****Plaintiff****vs.****KEVIN E. DEAN,****Defendant.****CAUSE # 02-1-00653-1****STIPULATION AND ORDER AS TO  
DISPOSITION OF PROCEEDS OF  
SALE OF REAL PROPERTY**PTN SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , 34-34-4 EWMP29744  
P107764

**TO:** Clerk of the above entitled court; and  
**AND TO:** \_\_\_\_\_, Attorney for Plaintiff

**STIPULATION**

COME NOW, the parties, and do hereby agree and stipulate as follows:

1. That certain real property located at 17756 Ervine Lane, Mount Vernon, WA 98273, and legally described as set forth in Attachment "A" hereto, is presently

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PROCEEDS OF SALE OF REAL PROPERTY  
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SKAGIT COUNTY PROSECUTING ATTORNEY  
605 S. 3RD ST. -- Courthouse Annex  
Mount Vernon, WA 98273  
Phone: (360) 336-9460  
Fax: (360) 336-9497

1 the subject of a purchase and sale agreement between the Defendant, Kevin E.  
2 Dean, as Seller and Ronald R. and Karen J. Hibbs, a married couple, as Buyers;

3 2. That the aforesaid real property is presently subject to a criminal  
4 profiteering lien in favor of the State of Washington.

5 3. That upon the release of the subject real property from the criminal  
6 profiteering lien, all net proceeds from the sale of said property shall be paid by the  
7 closing agent, Land Title Company, 111 E. George Hopper Road, Burlington, WA  
8 98273, into the registry of the Skagit County Superior Court Clerk, who shall deposit  
9 said funds into an interest-bearing account, and who shall disburse no portion  
10 thereof without further order of the Court.  
11

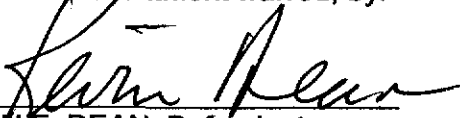
12  
13 DATED this 30 day of Nov 2005  
14

15 Presented by:

16 SKAGIT COUNTY PROSECUTING ATTORNEY

17  
18   
19 THOMAS E. SEGUIN, WSBA #17505  
20 PROSECUTING ATTORNEY

21 Approved as to form and content;  
22 Notice of Presentment waived, by:

23   
24 KEVIN E. DEAN, Defendant  
25

26 STIPULATION AND ORDER AS TO DISPOSITION OF  
27 PROCEEDS OF SALE OF REAL PROPERTY  
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**ORDER**

The parties having agreed and stipulated as to the entry of the following order,  
it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. That upon the release of the property located at 17756 Ervine Lane,  
Mount Vernon, WA 98273, and legally described as set forth in Attachment "A",  
from the criminal profiteering lien in favor of the State of Washington, all net  
proceeds from the sale of said property between Kevin E. Dean, as Seller and  
Ronald R. and Karen J. Hibbs, a married couple, as Buyers shall be paid by the  
closing agent, Land Title Company, 111 E. George Hopper Road, Burlington, WA  
98273, into the registry of the Skagit County Superior Court Clerk; and

2. The Skagit County Superior Court Clerk, shall deposit said funds into  
an interest-bearing account, and shall disburse no portion thereof without further  
order of the Court.

DATED this 30 day of Nov, 2005

  
JUDGE

Presented by:

SKAGIT COUNTY PROSECUTING ATTORNEY

  
THOMAS E. SEGUNE, WSBA #17505

STIPULATION AND ORDER AS TO DISPOSITION OF  
PROCEEDS OF SALE OF REAL PROPERTY  
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1 PROSECUTING ATTORNEY

2  
3 Approved as to form and content;  
4 Notice of Presentment waived, by:

5   
6 KEVIN E. DEAN, Defendant  
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26 STIPULATION AND ORDER AS TO DISPOSITION OF  
27 PROCEEDS OF SALE OF REAL PROPERTY  
28 Page 4 of 4

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UNOFFICIAL DOCUMENT

**Attachment A**



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DESCRIPTION:

The North 135 feet of the West ½ of the Southwest ¼ of the Southeast ¼ of Section 34, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the North 660 feet of the Southwest ¼ of the Southeast ¼ of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the North 135 feet of said subdivision;  
thence South 89°32'18" East along the South line of said North 135 feet a distance of 417.40 feet to the West line of that certain 40 foot wide road as reserved in Quit Claim Deed recorded July 23, 1974, under Auditor's File No. 803998, records of Skagit County, Washington;  
thence Southerly and Southeasterly along said West line a distance of 88.79 feet on a curve to the left having a radius of 165.17 feet, a central angle of 30°48'09" and a chord bearing of such 15°17'54" East;  
thence continuing Southeasterly along said West line a distance of 90.26 feet on a curve to the left having a radius of 305.70 feet, a central angle of 16°55'02", and a chord bearing of South 39°09'29" East;  
thence North 89°32'18" West a distance of 195.00 feet;  
thence North 62°16'58" West a distance of 349.38 feet to the point of beginning,

EXCEPT from the above portion of the North 135 feet of the West ½ of the Southwest ¼ of the Southeast ¼ of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said North 135 feet;  
thence North 89°32'18" West along the North line thereof, a distance of 265.30 feet to the Easterly line of 20 foot wide strip of land for an existing road, as reserved in document recorded under Auditor's File No. 650646, records of Skagit County, Washington;  
thence Southeasterly and Southerly along said Easterly line a distance of 124.33 feet on a curve to the right having a radius of 124.09 feet, a central angle of 57°24'21", and a chord bearing of South 19°02'23" East;  
thence continuing Southerly along said Easterly line a distance of 22.74 feet on a reverse curve to the left having a radius of 135.17 feet, a central angle of 09°38'22" and a chord bearing of South 04°50'40" West to the South line of said North 135 feet;  
thence South 89°32'18" East along said South line a distance of 224.69 feet to the Southeast corner of said North 135 feet;  
thence North 01°32'45" East along the East line thereof a distance of 135.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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