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Skagit County Auditor

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AFTER RECORDING MAIL TO:

JACOB COHEN
Post Office Box 889
Oak Harbor, WA 98277

Document Title(s):

1. Certified Copy of Decree of Dissolution of Marriage

Reference No. of Documents assigned or released:

Not Applicable

Grantor(s): (Last name first, then first and initial)

1. Dianne Marie Ladd Kamb

Grantee(s): (Last name first, then first and initial)

1. Thomas Ryan Kamb

Abbreviated Legal Description as follows:

Johnson & Follman 1st ADD LOT 8; Dr. Joe Waterfront 1, Lot 2; Cumming's 2nd ADD Lot 12 DK 12; First to Sedro, Block 34, Lot 9; First to Sedro LT 10 & ABAND GN R/W BLK 34; Ridgewood 2nd ADD LT 11; (10.0000 ac) NE ¼ SE ¼ NE ¼; (10.0000 ac) SE ¼ SE ¼ NE ¼; (20.0000 ac) E ½ NE ¼ SE ¼ CF-75.

Complete legals on pages 1, 2 and 3 of Exhibit H to the document.

Assessor's Property Tax Parcel/Account Number(s):

3734-000-008-0009; 5101-000-002-0000; 3894-000-012-0009; 4150-034-009-0000; 4150-034-010-0007; 4337-000-011-0003; 330402-4-001-0008; 330402-1-009-0004; 330402-1-007-0006

FILED

NOV 03 2009

**SHARON FRANZEN
ISLAND COUNTY CLERK**

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR ISLAND COUNTY**

In the Matter of the Marriage of:) NO. 07-3-00418-0
)
THOMAS RYAN KAMB,)
)
Petitioner,) **Decree of Dissolution (DCD)**
)
and)
)
DIANNE MARIE LADD KAMB,)
)
Respondent.)

Clerk's action required
 Law Enforcement Notification, ¶ 3.8

I. Judgment/Order Summaries

1.1 Restraining Order Summary:

Does not apply.

1.2 Real Property Judgment Summary:

Real Property Judgment Summary is set forth below:

Assessor's property tax parcel or account number: 3734-000-008-0009; 5101-000-002-0000; 3894-000-012-0009; 4150-034-009-0000; 4150-034-010-0007; 4337-000-011-0003; 330402-4-001-0008; 330402-1-009-0004; 330402-1-007-0006

Or

Legal description of the property awarded (including lot, block, plat, or section, township, range, county and state): Johnson & Follman 1st ADD LOT 8; Dr. Joe Waterfront 1, Lot 2; Cumming's 2nd ADD Lot 12 DK 12; First to Sedro, Block 34, Lot 9; First to Sedro LT 10 & ABAND GN R/W BLK 34; Ridgewood 2nd ADD LT 11; (10.0000 ac) NE ¼ SE ¼ NE ¼; (10.0000 ac) SE ¼ SE ¼ NE ¼; (20.0000 ac) E ½ NE ¼ SE ¼ CF-75.

Decree (DCD) (DCLGSP) (DCINMG) - Page 1 of 4 COF
WPF DR 04.0400 Mandatory (6/2008) - RCW 26.09.030; .040;



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See Exhibit H attached for full legal descriptions

1.3 Money Judgment Summary:

Does not apply.

End of Summaries

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 property set forth in Exhibit H. This exhibit is attached or filed and incorporated by reference as part of this decree.

3.3 Property to be Awarded to the Wife

The wife is awarded as her separate property the property set forth in Exhibit W. This exhibit is attached or filed and incorporated by reference as part of this decree.

3.4 Liabilities to be Paid by the Husband

The husband shall pay the community or separate liabilities set forth in Exhibit H. This exhibit is attached or filed and incorporated by reference as part of this decree.

Unless otherwise provided herein, the husband shall pay all liabilities incurred by him since the date of separation.



1 **3.5 Liabilities to be Paid by the Wife**

2 The wife shall pay the community or separate liabilities set forth in Exhibit W. This
3 exhibit is attached or filed and incorporated by reference as part of this decree.

4 Unless otherwise provided herein, the wife shall pay all liabilities incurred by her since the
5 date of separation.

6 **3.6 Hold Harmless Provision**

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

10 **3.7 Maintenance**

11 Does not apply.

12 **3.8 Continuing Restraining Order**

13 Does not apply.

14 **3.9 Protection Order**

15 Does not apply.

16 **3.10 Jurisdiction Over the Children**

17 Does not apply because there are no dependent children.

18 **3.11 Parenting Plan**

19 Does not apply.

20 **3.12 Child Support**

21 Does not apply.



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1 **3.13 Attorney Fees, Other Professional Fees and Costs**

2 Does not apply.

3 **3.14 Name Changes**

4 Does not apply.

5 **3.15 Other N/A.**

6 Dated:

7 11/3/09

8 *Alan T. Hancock*

9 Judge/Commissioner

10 Presented by

11 *Jacob Cohen*

12 Jacob Cohen, WSBA #5070
13 Attorney for Petitioner



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EXHIBIT H

HUSBAND'S PROPERTY AND DEBTS

A. PROPERTY

1. All of his personal effects, clothing and jewelry.
2. All of his right, title and interest in and to his social security benefits, any employment related benefits and pensions, and any insurance in which he is the named insured.
3. All monies in checking and savings accounts in the husband's name.

4. All personal property currently in the husband's possession.

5. The following real properties situated in the County of Skagit, State of Washington, as follows:

a. The residence at 321 Claremont Street, Mount Vernon, Washington, more specifically described as the following real property situated in the County of Skagit, State of Washington, as follows:

Lot 8, "Johnson & Follman's First Addition, Mount Vernon, Washington", as per Plat recorded in Volume 7 of Plats, Pages 87 and 88, records of Skagit County, Washington.
Tax Parcel #3734-000-008-0009.

b. The residence at 18466 Dr. Joe Lane, LaConner, Washington, more specifically described as the following real property situated in the County of Skagit, State of Washington, as follows:

Tract 2 of "DOCTOR JOE WATERFRONT TRACTS", (Division 1) Swinomish Indian Reservation, as shown upon that certain unrecorded plat survey in Government Lot 2 of Section 3, Township 33 North, Range 2 East, W.M., and being more particularly described as follows:

Beginning at the Southeast corner of said Government Lot 2;
Thence West along the South line thereof a distance of 120 feet to the West line of a road, as shown on said plat;



1 Thence North 0°08' East along said West line a distance of 160 feet to the
2 true point of beginning of this description;

3 Thence continue North along the West line of the aforementioned road a
4 distance of 50 feet;

5 Thence West along the North line of Tract 2, as shown upon said survey, a
6 distance of 171.8 feet, more or less, to the West line of said Government
7 Lot 2;

8 Thence Southerly along said West line a distance of 50 feet, more or less,
9 to the Southwest corner of said Tract 2, as shown upon the survey;

10 Thence East along the South line of said Tract 2 a distance of 168.5 feet,
11 more or less, to the true point of beginning.

12 Tax Parcel #5101-000-002-0000.

13 c. The residence at 18406 Myrtle Street, Burlington, Washington, more
14 specifically described as the following real property situated in the County of Skagit,
15 State of Washington, as follows:

16 Lot 12, "Cummings Second Addition, Skagit County, Washington", as per
17 Plat recorded in volume 7 of Plats, Page 99, records of Skagit County,
18 Washington.

19 Tax Parcel #3894-000-012-0009.

20 d. The apartment house located at 535 State Street, Sedro Woolley,
21 Washington, more specifically described as the following real property situated in the
22 County of Skagit, State of Washington, as follows:

23 Lot 9, Block 34, FIRST ADDITION TO THE TOWN OF SEDRO,
24 according to the plat thereof, recorded in Volume 3 of Plats, page 29,
25 records of Skagit County, Washington.

Tax Parcel #4150-034-009-0000.

Lot 10, Block 34, FIRST ADDITION TO THE TOWN OF SEDRO,
according to the plat thereof, recorded in Volume 3 of Plats, page 29,
records of Skagit County, Washington.

Tax Parcel #4150-034-010-0007.

e. The apartment house at 100 Stanford Drive, Mount Vernon, Washington,
more specifically described as the following real property situated in the County of
Skagit, State of Washington, as follows:

Tract 11, "Ridgewood 2nd Addition", as per plat recorded in Volume 11 of
Plats, page 40, records of Skagit County, Washington.

Tax parcel #4337-000-011-0003.



1 f. A 40 acre unimproved tract in Skagit County, Washington, more
2 specifically described as the following real property situated in the County of Skagit,
State of Washington, as follows:

3 The East ½ of the Southeast ¼ of the Northeast ¼ and the East ½ of the
4 Northeast ¼ of the Southeast ¼, Section 2, Twp 33 North, Range 4 East,
W.M., Except Roads.

5 Tax Parcel #330402-4-001-0008; 330402-1-009-0004; 330402-1-007-0006

6 6. All interest in the Petitioner's law practice including but not limited to good
will, accounts receivable and all personal property owned by the said law practice.

7 7. All brokerage accounts located at Morgan Stanley and Edward D. Jones in
8 the name of the Petitioner.

9 8. 2004 Cadillac Deville.

10 9. Any Roth IRAs or regular IRAs in the name of the Petitioner.

11
12
13 **B. DEBTS**

14 1. Any indebtedness incurred by the husband in his name since the separation
15 of the parties on November 5, 2007.

16 2. Any indebtedness encumbering the personal and real property awarded to
17 the husband.



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24 COHEN, MANNI, THEUNE & MANNI LLP

Attorneys at Law

P O Box 889

Oak Harbor, WA 98277

25 Phone: 360/675-9088, Fax: 360/679-6599

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4 **EXHIBIT W**

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6 **WIFE'S PROPERTY AND DEBTS**

7 **A. PROPERTY**

- 8 1. All of her personal effects, clothing and jewelry.
- 9 2. All of her right, title and interest in and to her social security benefits, any
- 10 employment related benefits and pensions, and any insurance in which she is the named
- 11 insured.
- 12 3. All monies in checking and savings accounts in the wife's name.
- 13 4. All personal property currently in the possession of the wife.

14
15 **B. DEBTS**

- 16 1. Any indebtedness incurred by the wife in her name since the separation of
- 17 the parties in November 5, 2007.
- 18 2. Any indebtedness associated with personal property awarded to the wife.
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UNOFFICIAL DOCUMENT

State of Washington
County of Island

I, Sheron Frantzen, Clerk of Island County and ex-officio clerk of the Superior Court, do hereby certify that this instrument consisting of 8 sheets is a full true and correct copy of the original now on file in my office. Witness my hand and official seal this 3rd day of October, 2009.

By: [Signature]
Deputy
Coupeville, Washington



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