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201809040183

09/04/2018 03:35 PM Pages: 1 of 10 Fees: \$48.00
Skagit County Auditor

Land Title and Escrow

02-168061-
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Recording Cover Page

Document Title(s) (for transactions contained therein): 1. Decree of Dissolution of Marriage 2. 3. 4.	
Reference Number(s) of Documents assigned or released: 88-3-00061-8 (on page <u>1</u> of documents)	
Grantor(s) 1. Ed G. Knudson 2. 3. 4.	
Additional Names on page	of document.
Grantee(s) 1. June D. Knudson 2. 3. 4.	
Additional Names on page	of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) Lots 3 & 4, Blk 6, Hensler's 1 st Add.	
Additional legal is on page	of document.
Assessor's Property Tax Parcel/Account Number 3794-006-004-0007, P57341	
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

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AGIT COUNTY, WASH.

FILED

MAY 23 1988

Phyllis Coole-McKeehen, Co. Clerk

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

In Re the Marriage of)

ED G. KNUDSON,)

Petitioner,)

and)

JUNE D. KNUDSON,)

Respondent.)

NO. 88-3-00061-8

DECREE OF DISSOLUTION
OF MARRIAGE

On the basis of the Findings of Fact and Conclusions
of Law on file herein;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

I.

The marriage of the parties be and it hereby is
dissolved.

II.

The Separation Contract of the parties be and the same
hereby is approved and said Separation Contract is incorporated
herein by this reference as though set out in full.

DATED this 23 day of May, 1988.

Presented by:

T. REINHARD G. WOLFF
Attorney for Petitioner

DECREE OF DISSOLUTION
OF MARRIAGE - 1

ORIGINAL

201809040183
I, MAVIS E. BETZ, Clerk of the Superior Court of
the State of Washington, for Skagit County, do
hereby certify that this is a true copy of the original
now on file in my office. Dated 8-14-18



MAVIS E. BETZ, County Clerk

By: *[Signature]*
Deputy Clerk

[Signature]
Court Commissioner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183932
SEP 04 2018

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

T. REINHARD G. WOLFF
ATTORNEY AT LAW
112 SOUTH SECOND
P. O. BOX 787
LACONNER, WASHINGTON 98257
TELEPHONE (206) 486-4432

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 8-14-88



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk

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09/04/2018 13:15 PM Page 3 of 10

FEB 16 1988

Phyllis Coole-McKee, C. Clerk

[Signature]

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

In Re the Marriage of

ED G. KNUDSON,

Petitioner,

and

JUNE D. KNUDSON,

Respondent.

NO. 88 3 00061 8

SEPARATION CONTRACT

This Separation Contract is made and entered into between JUNE D. KNUDSON, hereinafter referred to as "wife," and ED G. KNUDSON, hereinafter referred to as "husband." It is made pursuant to the provisions of RCW 26.09.070.

WHEREAS, the parties to this agreement were married September 20, 1957; and

WHEREAS, certain irreconcilable differences have arisen between them and they wish to dissolve their marriage; and

WHEREAS, the parties wish to settle their property rights and all other rights, duties and obligations existing between them as the result of their marriage and to do so in good faith and on an amicable basis;

NOW, THEREFORE, in consideration of the mutual covenants contained in this agreement and for other good and valuable consideration, the parties agree as follows:

SEPARATION CONTRACT
1 of 7 pages

T. REINHARD G. WOLFF
ATTORNEY AT LAW
125 EAST WASHINGTON STREET, SUITE E
P. O. BOX 737
LACONNER, WASHINGTON 98257
TELEPHONE (206) 466-4422

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I. PROPERTY TO HUSBAND

ED G. KNUDSON, husband, shall and hereby does receive all right, title and interest of the parties in and to the following described property:

1. The real property located at 2610 Commercial Street, Anacortes, Washington and legally described as follows:

Lots 3 and 4, Block 6, "Plat of Hensler's First Addition to the City of Anacortes", according to the plat thereof recorded in Volume 3 of plats, page 46, records of Skagit County, Washington.

2. The business known as Knudson Crab Market, including fixtures, inventory, and accounts receivable.

3. A 30 foot vessel called the "Deborah Ann", Official Number 534964, together with all gear, nets and appurtenances.

4. All commercial gear licenses for salmon and crab and all permits necessary to carry on the salmon and crab fisheries and the marketing of crab.

5. A 1981 Chevrolet pickup, license number H71144.

6. The following items of personal property; one television, queen size bed, oak chair, electric stove, and refrigerator.

7. All guns and related equipment.

8. All personal effects and belongings.

9. Any and all interest in social security retirement.

II. PROPERTY TO WIFE

JUNE D. KNUDSON, wife, shall and hereby does receive all right, title and interest of the parties in and to the following described property:

1. The residence located at 2121 41st Street, Anacortes, Washington, which is legally described on Exhibit A,

SEPARATION CONTRACT
2 of 7 pages

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1 which is attached hereto and by this reference incorporated
2 herein.

3 2. The following items of personal property; dining
4 room set, kitchen set, desk, couch, lamps, lamp table, chairs
5 and beds, refrigerator, washer and dryer, electrical stove,
6 dishes, pots and pans, silverware, Ford lawn mower, garden trac-
7 tor, and garden tools.

8 3. A 1977 Buick, license number MCY 471.

9 4. Her personal effects and belongings.

10 III. BANK ACCOUNTS

11 The parties have a joint interest in the bank accounts
12 listed below. It is the agreement of the parties that after
13 payment of all 1987 I.R.S. taxes, that the parties will split
14 those accounts 50/50. The split shall be determined as of
15 February 29, 1988. The bank accounts, which are subject to
16 this agreement, are as follows:

- 17 1. Merrill Lynch Account Number 333 81996..\$8,148.97
- 18 2. Merrill Lynch Account Number 333 15006..\$9,655.38
- 19 3. Merrill Lynch Account Number 333 81995..\$4,275.71
- 20 4. Rainier Bank Account Number 153002722...\$2,553.36
- 21 5. Interwest Account Number 04-00004056....\$1,394.83
- 22 ~~6. Interwest Account Number 04-10010947....\$ 500.00~~

23 The parties understand that the amounts listed in each
24 account is an approximate amount and is subject to a final
25 determination as of the date of the division mentioned above.

26 IV. CONVEYANCE

27 This agreement shall operate as a conveyance by wife
28 to husband of all items enumerated in Paragraph I herein, and

SEPARATION CONTRACT
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1 henceforth those items shall be the sole and separate property
2 of ED G. KNUDSON.

3 This agreement shall operate as a conveyance by hus-
4 band to wife of all items enumerated in Paragraph II herein,
5 and henceforth those items shall be the sole and separate pro-
6 perty of JUNE D. KNUDSON.

7 Each party accepts the properties set forth in
8 Paragraphs I and II above subject to the encumbrances thereon.

9 V. LIABILITIES

10 Each of the parties agrees to assume, pay and hold the
11 other party harmless from any and all indebtedness that may
12 affect the property they are receiving.

13 As of the date of this contract, each of the parties
14 shall be responsible for his or her liabilities and each hereby
15 holds the other harmless therefrom.

16 VI. EARNINGS

17 All of the earnings of each party subsequent to the
18 date of this contract are the separate property of the party
19 earning them.

20 VII. MEDICAL EXPENSES

21 ED G. KNUDSON hereby agrees to provide medical and
22 hospital insurance coverage for JUNE D. KNUDSON until the disso-
23 lution of the parties' marriage is finalized.

24 VIII. ATTORNEY'S FEES

25 Each party agrees to pay all attorneys' fees incurred
26 by that party in connection with this dissolution of marriage.

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28 SEPARATION CONTRACT
4 of 7 pages

IX. WAIVER OF INHERITANCE

Any previous wills, contracts or community property agreements between the parties are hereby revoked.

The parties agree that each of them waives any and all right to the estate of the other and forever quit claims any right to share in the estate of the other or to inherit under the will of the other or by the laws of succession. The parties hereby release one to the other, all rights, statutory or otherwise, to be personal representative of the estate of the other.

The parties agree that each of them shall have an immediate right to dispose of, encumber, devise and bequeath by will his or her respective interests in and to any and all property belonging to her or to him from and after the date hereof, and that said right shall extend to all of the parties' future acquisitions of property and to all property set over under this agreement, unless otherwise provided herein.

X. ADJUDICATION OF MARITAL STATUS

An action will be commenced to dissolve the marriage of the parties. It is the intent of the parties that this Separation Contract be incorporated into the Decree of Dissolution.

XI. LEGAL CONTRACT

The parties have discussed this Separation Contract with each other. Each has consulted any advisors he or she may have wished. Both parties are aware that this agreement constitutes a legal contract, binding upon them and third parties.

SEPARATION CONTRACT
5 of 7 pages

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1 The parties have satisfied themselves that this agreement is
2 fair. This agreement is intended by both to be a full, final
3 and complete statement and settlement of the affairs of the par-
4 ties.

5 XII. FURTHER DOCUMENTS

6 In the event it shall become necessary or desirable to
7 execute any additional documents to effectuate this agreement,
8 each party hereby agrees to sign them.

9 DATED this 8 day of Feb. , 1988.

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JUNE D. KNUDSON
JUNE D. KNUDSON, Wife

ED G. KNUDSON
ED G. KNUDSON, Husband

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STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

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On this day personally appeared before me, JUNE D.
KNUDSON, to me known 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.

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GIVEN under my hand and official seal this 8 day of
February , 1988.

James M. Koffel
Notary Public in and for the State
of Washington, residing at
Mount Vernon

SEPARATION CONTRACT
6 of 7 pages

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1 STATE OF WASHINGTON)
2) ss
3 COUNTY OF SKAGIT)

4 On this day personally appeared before me, ED G.
5 KNUDSON, to me known to be the individual described in and who
6 executed the within and foregoing instrument, and acknowledged
7 that he signed the same as his free and voluntary act and deed,
8 for the uses and purposes therein mentioned.

9 GIVEN under my hand and official seal this 8 day of
10 February, 1988.

11 *Jean M Kaffel*
12 Notary Public in and for the State
13 of Washington, residing at
14 Mount Vernon
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28 SEPARATION CONTRACT
7 of 7 pages

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The North 290 feet of the West 180 feet of the following described tract:

That portion of the West one-half of the Southeast one-quarter of the Southwest one-quarter and of the East one-half of the Southwest one-quarter of the Southwest one-quarter of Section 25, Township 35 North, Range 1 East W.M., described as follows:

Beginning at the Northeast corner of the Southeast one quarter of the Southwest one quarter of said section; thence west $77 \frac{4}{7}$ rods to the true point of beginning; thence west $21 \frac{6}{7}$ rods; thence south 70 rods; thence east $21 \frac{6}{7}$ rods; thence north 70 rods to the true point of beginning.

EXCEPTING from said "north 290 feet of the west 180 feet" that portion thereof lying within road right of way.

Situate in the County of Skagit, State of Washington.

SUBJECT HOWEVER TO a non-exclusive easement as granted unto Elmer F. Foster and Patti Foster, husband and wife, by instrument dated September 9, 1958, and recorded in the office of the Auditor of Skagit County, Washington under Auditor's File No. 570135.

EXHIBIT A

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