

**When recorded return to:**  
Matthew M. Mahaffie  
22031 Grip Rd  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040989

CHICAGO TITLE  
620040989

**DOCUMENT TITLE(S)**

Final Divorce Decree

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: \_\_\_\_\_**

Additional reference numbers on page \_\_\_\_\_ of document

**GRANTOR(S)**

Heather Mahaffie

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Matthew<sup>M.</sup> Mahaffie

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

Lots 19120, Block 78, Amended Plat of Burlington

Complete legal description is on page \_\_\_\_\_ of document

**TAX PARCEL NUMBER(S)**

P71843

Additional Tax Accounts are on page \_\_\_\_\_ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

\_\_\_\_\_  
Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

12-3-00513-0  
AMDC 180  
Amended Decree  
5016628



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2019 MAR -4 AM 10: 10

ORIGINAL

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Bridget Ibarra  
Affidavit No. 2020-171  
Date 01/15/2020

Emailed to DCS

I, MELISSA BEATON, 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 1/8/2019



MELISSA BEATON, County Clerk

By: [Signature]  
Deputy Clerk

Superior Court of Washington, County of SKAGIT

In re the marriage of:  
Petitioner:

MATTHEW MAHAFFIE

And Respondent:

HEATHER MAHAFFIE

No. 12-3-00513-0

Final Divorce Order (Dissolution Decree)  
(DCD) (Amended - Bifurcated Decree)

[x] Clerk's Action required: 1, 2, 6, 13, 14, 16

Final Divorce Order (Amended)

1. Money Judgment Summary

No money judgment is ordered.

2. Summary of Real Property Judgment

Summarize any real property judgment from section 7 in the table below.

Grantor's name (person giving property)	Grantee's name (person getting property)	Real Property	
		Assessor's property tax parcel or account number.	Legal description of property awarded (lot/block/plat/section, township, range, county, state)
Heather Mahaffie	Matthew Mahaffie	125206	Lot 1 of Skagit County Short Plat, PL 09-0057, AF #200911090041
Heather Mahaffie	Matthew Mahaffie	71843	DK 12; Burlington, Lots 19 and 20, block 78

RCW 26.09.030; .040; .070(3)  
Mandatory Form (05/2016)  
FL Divorce 241

Final Divorce/Legal Separation/  
Valid/Invalid Marriage Order  
p. 1 of 4

Richard M. Sybrandy, LLC  
Attorney at Law  
P.O. Box 175  
Mount Vernon, WA 98273  
360-336-5533

Lawyer: Richard M. Sybrandy	represents: Matthew Mahaffie		
Lawyer: Heather Mahaffie	represents: Heather Mahaffie		

**The court has made Findings and Conclusions in this case and now Orders:**

**3. Marriage**

This marriage is already dissolved pursuant to a bifurcated decree entered on 5/22/15.  
The

**4. Name Changes**

Neither spouse asked to change his/her name.

**5. Separation Contract**

There is no enforceable separation contract.

**6. Money Judgment (summarized in section 1 above)**

None.

**7. Real Property (summarized in section 2 above)**

The real property is divided as explained below:

Real Property Address	Tax Parcel Number	Given to which spouse as his/her separate property?
22031 Gripp Road Sedro Woolley, WA	125206	Petitioner
935 East Rio Vista Burlington, WA 98233	71843	Petitioner

The spouse giving up ownership must sign a Quit Claim Deed and Real Estate Excise Tax Affidavit to transfer the real property to the other spouse by March 20, 2019.

**8. Petitioner's Personal Property**

The personal property that Petitioner now has or controls is given to Petitioner as his/her separate property. No transfer of property between Petitioner and Respondent is required.

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**9. Respondent's Personal Property**

The personal property that Respondent now has or controls is given to Respondent as his/her separate property. No transfer of property between Petitioner and Respondent is required.

**10. Petitioner's Debt**

The Petitioner must pay all debts s/he has incurred (made) since the date of separation, unless the court makes a different order about a specific debt below.

The Petitioner must pay the debts that are now in his/her name.

**11. Respondent's Debt**

The Respondent must pay all debts s/he has incurred (made) since the date of separation, unless the court makes a different order about a specific debt below.

The Respondent must pay the debts that are now in his/her name.

**12. Debt Collection**

If one spouse fails to pay a debt as ordered above and the creditor tries to collect the debt from the other spouse, the spouse who was ordered to pay the debt must hold the other spouse harmless from any collection action about the debt. This includes reimbursing the other spouse for any of the debt he/she paid and for attorney fees or costs related to defending against the collection action.

**13. Spousal Support**

No spousal support is ordered.

**14. Fees and Costs** (*Summarize any money judgment in section 1 above*)

Each spouse will pay his/her own fees and costs.

**15. Protection Order**

No one requested an *Order for Protection*.

**16. Restraining Order**

No one requested a *Restraining Order*.

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2 **17. Children**

3 This court has jurisdiction over the children as explained in the *Findings and Conclusions*  
4 for this case.

5 If there are children of both spouses listed in the *Findings and Conclusions* who do not  
6 have both spouses listed on their birth certificates, the State Registrar of Vital  
7 Statistics is ordered to amend the children's birth certificates to list both spouses as  
8 parents upon receipt of a certified copy of this order and the *Findings and*  
9 *Conclusions*.

10 The court finds that Matthew Mahaffie is the father of Ettalyn Mahaffie (dob  
11 7/5/13), Emelia Mahaffie (dob 4/10/16), and Emmett Mahaffie (dob 3/26/18), and  
12 Heather Mahaffie is NOT their biological mother. Their biological mother is Lara  
13 Kratzer.

14 **18. Parenting Plan**

15 The court signed the final *Parenting Plan* filed separately today.

16 The guardian ad litem (GAL) is discharged.

17 **19. Child Support**

18 **Court Order** - The court signed the final *Child Support Order* and *Worksheets* filed  
19 separately today or on

20 **Ordered.**

21 \_\_\_\_\_  
22 *Date*

23 *3/4/19*

24 \_\_\_\_\_  
25 *Judge or Commissioner*

*[Signature]*

**Petitioner and Respondent or their lawyers fill out below.**

26 This document:  
27 is presented by me

28 This document:  
29 May be signed by the court without notice to me

30 \_\_\_\_\_  
31 *Petitioner signs here or lawyer signs here + WSBA #*

*25114*

32 \_\_\_\_\_  
33 *Respondent signs here or lawyer signs here + WSBA #*

*Pro Se*

34 Richard M. Sybrandy  
35 *Print Name*

*Date*

Heather Mahaffie  
36 *Print Name*

*Date*