

When recorded return to:
Karin Fox
P.O. Box 990
Tonasket, WA 98855

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043866

CHICAGO TITLE CO.
620043866

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-3874
Date 09/25/2020

DOCUMENT TITLE(S)

Decree of Dissolution

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: Case Number
02-3-00630-9

Additional reference numbers on page _____ of document

GRANTOR(S)

Travis Richard Fox

Additional names on page _____ of document

GRANTEE(S)

Karin Janelle Fox

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

POR OF BLKS 5-11, MAP OF BESSEMER

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P42617 / 350714-0-020-0127

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 9/24/2020

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2006 MAR 22 PM 1:27



MELISSA BEATON, County Clerk

By: *[Signature]*
Deputy Clerk

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SUPERIOR COURT OF WASHINGTON
COUNTY OF SKAGIT

In re the Marriage of:

TRAVIS RICHARD FOX,

NO. 02-3-00630-9

Petitioner,

DECREE OF DISSOLUTION (DCD)

and

KARIN JANELLE FOX,

Respondent.

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:

Legal description of the property awarded to Respondent/Wife:

See Exhibit A

1.3 MONEY JUDGMENT SUMMARY:

Judgment Summary is set forth below:

A. Judgment Creditor Travis Richard Fox

B. Judgment Debtor Karin Janelle Fox

C. Principal judgment amount

\$42,500

DECREE (DCD) (DCLSP) (DCINMG) - Page 1 of 4
WPF DR 04.0400 (6/2004) - RCW 26.09.030; .040; .070 (3)

Donald J. Bisagna
Attorney at Law
407 South First Street
Mount Vernon, WA 98273
360-336-6675 / Fax: 360-336-5040

ORIGINAL

- D. Interest to date of Judgment \$0
- E. Attorney's fees \$0
- F. Costs \$0
- G. Other recovery amount \$0
- H. Principal judgment shall bear interest at 6.5% per annum.
- I. Attorney's fees, costs and other recovery amounts shall bear interest at 0 % per annum. *JK* *ad* *T.F*
- J. Attorney for Judgment Creditor Donald J. Bisagna
- K. Attorney for Judgment Debtor Dianne E. Goddard
- L. Other: After 2 years from the entry of this decree, the interest rate on the principal judgment shall be increased to the maximum rate allowed to by law in the State of Washington *for judgments.*

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 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 and incorporated by reference as part of this decree.

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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 and incorporated by reference as part of this decree.

Unless otherwise provided herein, the husband shall pay all liabilities incurred by him since October 25, 2002.

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3.5 LIABILITIES TO BE PAID BY THE WIFE.

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

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DECREE (DCD) (DCLSP) (DCINMG) - Page 2 of 4
WPF DR 04.0400 (6/2004) - RCW 26.09.030; .040; .070 (3)

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Unless otherwise provided herein, the wife shall pay all liabilities incurred by her since October 25, 2002.

3.6 HOLD HARMLESS PROVISION.

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.

Does not apply.

3.8 CONTINUING RESTRAINING ORDER.

Does not apply.

3.9 JURISDICTION OVER THE CHILDREN.

The court has jurisdiction over the child as set forth in the Findings of Fact and Conclusions of Law.

3.10 PARENTING PLAN.

The parties shall comply with the Parenting Plan signed by the court on the undersigned date. The Parenting Plan signed by the court is approved and incorporated as part of this decree.

3.11 CHILD SUPPORT.

Child support shall be paid in accordance with the order of child support signed by the court on the undersigned date. This order is incorporated as part of this decree.

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

Does not apply.

3.13 NAME CHANGES.

The wife's name may be changed to Karin Janelle Cooper at any time after the entry of the decree.

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3.14 OTHER.

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a. All previous restraining orders entered pre-trial are hereby extinguished by this decree.

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DECREE (DCD) (DCLSP) (DCINMG) - Page 3 of 4
WPF DR 04.0400 (6/2004) - RCW 26.09.030; .040; .070 (3)


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- b. Signature of documents. The parties shall sign any documents necessary to carry out the terms of this Decree of Dissolution under penalty of contempt.
- c. Undisclosed Debts. Any debt or obligation, not specifically awarded herein, incurred by either party, shall be the sole and separate obligation of the party who incurred it and who failed to disclose it in this Decree. If an undisclosed debt was incurred by the parties jointly, then the parties shall remain jointly liable.
- d. Undisclosed Assets. There are no assets which have not been divided by the parties prior to the date of this Decree or by this Decree. Any community assets owned by the parties on the date of this Decree which either party has failed to disclose shall be divided 50/50 upon discovery.
- e. Revocation of Wills, Powers of Attorney, and Other Instruments. All previous wills, powers of attorney, contract and community property agreements between the parties hereto are hereby revoked and the parties are prohibited from exercising same.
- e. Federal Income Tax. In the event that any prior income tax returns of the parties should be audited for any year during the marriage, any additional tax found to be due; including penalties and interest shall be paid by the parties equally.

The parties intend that the property and debt division made in this Decree will result in no recognition of taxable gain or loss to either party, and that neither party shall adjust the basis of any asset or debt awarded or distributed pursuant to this Decree for income tax purposes as a consequence of the division.

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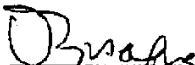
Dated: 3/22/20




 Judge/Commissioner

Presented by:

Approved for entry:
Notice of presentation waived:



 Donald J. Bisagna
 W.S.B.A. #7577
 Attorney for Petitioner



 Dianne E. Goddard
 W.S.B.A. # 9827
 Attorney for Respondent

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 Travis R. Fox, Petitioner



 Karid J. Fox, Respondent

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OK

Legal Description

INCLUDING MANUFACTURED HOME 2004 FLEETWOOD HICKORY HILL XLE SERIES 56X27 MODEL 4563B SERIAL NUMBER 0RFL34829772B913, THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE EAST LINE OF JACKSON STREET AND SAID EAST OF LINE EXTENDED NORTHERLY AND SOUTHERLY AS SHOWN IN THE "MAP OF BESSEMER", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO EXCEPT THE WEST 150 FEET LYING NORTH OF THE CENTERLINE OF VACATED THIRD STREET AND ALSO EXCEPT THE WEST 190 FEET LYING SOUTH OF THE CENTERLINE OF VACATED THIRD STREET. THAT PORTION OF BLOCKS 5 THROUGH 11, INCLUSIVE, AND OF VACATED STREETS AND ALLEYS ADJOINING SAID BLOCKS OF "MAP OF BESSEMER", SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON (NOW VACATED) EMBRACED WITHIN THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD, RUNNING ALONG THE SOUTH LINE OF SAID PREMISES, 30 FEET EAST OF WEST LINE OF SAID PLAT; THENCE EAST ALONG THE NORTH LINE OF SAID ROAD 1040 FEET, MORE OR LESS, TO THE CENTERLINE OF MONROE STREET; THENCE NORTH ALONG SAID CENTERLINE 306 FEET, MORE OR LESS, TO THE CENTERLINE OF VACATED THIRD STREET; THENCE EAST ALONG SAID CENTERLINE 380 FEET, MORE OR LESS, TO CENTERLINE OF VACATED MADISON STREET; THENCE NORTH ALONG SAID CENTER LINE 336 FEET, MORE OR LESS, TO CENTERLINE OF VACATED FORTH STREET; THENCE WEST ALONG SAID CENTERLINE TO A POINT 30 FEET EAST OF WEST LINE OF THE "MAP OF BESSEMER"; THENCE SOUTH TO THE POINT OF BEGINNING; AND ALSO EXCEPT THE NORTH 150 FEET OF THE WEST 130 FEET THEREOF, AND ALSO EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. PER SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 1998 12090051.

Exhibit A

EXHIBIT H

Property awarded to Husband

Real Property:

The Husband has a lien against the real property awarded to the Wife as described in Exhibit W for \$42,500 secured by a promissory note and deed of trust. If the lien is not paid in full within two years from the entry of the decree, then the Wife agrees that the property shall be put on the market for sale, the Husband shall be paid out of the proceeds from the sale, and the interest rate will increase to the maximum rate allowed by law in the State of Washington. If there is any deficiency, that money shall remain owed by the Wife to the Husband. If not paid on or before the due date, a Special Master shall be appointed to sell the house immediately.

The Wife shall sign a promissory note and deed of trust secured by the property as described in Exhibit W promising to pay the Husband ~~\$44,897~~ at the rate of 6.5% *for one year, thereafter 42,500 maximum rate allowed per judgment* ✓ T.F.

The Wife shall sign any and all documents necessary to put the property up for sale and to sell it.

Personal Property:

The personal property that each party has shall remain in each person's possession.

Income Tax Returns/Refund

For 2004, the parties shall file married filing jointly and split the return equally.

Bank Accounts:

Any and all accounts in his name and/or under his control.

Life Insurance:

Any and all life insurance policies, including the right to designate a beneficiary, in his name and under his control.

T.F. ✓

Pension, Retirement Plans, Social Security Benefits, etcetera:

All pensions and deferred compensations earned from his employment, various forms of insurance, rights of social security benefits, welfare benefits, unemployment compensation benefits, disability benefits, Medicare and Medicaid benefits, educational benefits and grants, interest from health or welfare plans and profit sharing plans, and all other legislated rights, directly or indirectly derived through the employment activity of that specific party: provided, however, that said benefit or benefits have not otherwise specifically been awarded herein, and provided, further, that marriage to the party through whose activity said benefits have been accrued, shall not be an indirect basis for an award of that benefit.

Liabilities awarded to Husband

Any and all indebtedness incurred by him since the date of filing, 10/25/2002.

Any and all indebtedness on any property, real or personal, awarded to him, including but not limited to liens, taxes, and loans secured by that property.

Visa with a balance of approximately \$485.00.

TF

JK

EXHIBIT W

Property awarded to Wife

Real Property:

40153 Cape Horn Road
Concrete, WA 98237

See Exhibit A for legal description.

This award of real property to the Wife is subject to lien against the property for ~~\$44,899~~ ^{\$12,500} in favor of the Husband. (See Liabilities awarded to Wife below.)

Personal property

The personal property that each party has shall remain in each person's possession.

Vehicles

1987 Chevy Suburban, License # 940-RLV, to be returned to the wife by the husband in good working order, with the same equipment (tires, et cetera) as when the husband took possession. The vehicle shall be delivered to Brian Brashear within 24 hours of the entry of the decree.

Income Tax Returns/Refund

For 2004, the parties shall file married filing jointly and split the return equally.

Bank Accounts

Any and all bank and/or credit union accounts in her name and/or under her control.

Life Insurance:

Any and all life insurance policies, including the right to designate a beneficiary, in her name and under her control.

Pension, Retirement Plans, Social Security Benefits, etcetera:

All pensions and deferred compensations earned from her employment, various forms of insurance, rights of social security benefits, welfare benefits, unemployment compensation benefits, disability benefits, Medicare and Medicaid benefits, educational benefits and grants, interest from health or welfare plans and profit sharing plans, and all other legislated rights, directly or indirectly derived through the employment activity of that specific party: provided, however, that said benefit or benefits have not otherwise

T.F. JK

specifically been awarded herein, and provided, further, that marriage to the party through whose activity said benefits have been accrued, shall not be an indirect basis for an award of that benefit.

Liabilities awarded to Wife

Any and all indebtedness incurred by her since the date of filing, 10/25/2002.

Any and all indebtedness on any property, real or personal, awarded to her, including but not limited to liens, taxes, and loans secured by that property.

The Wife shall sign a promissory note and deed of trust secured by the property as described in Exhibit A promising to pay the Husband \$42,500 at the rate of 6.5% interest per annum.

If the Husband is not paid within two years from the entry of the decree, the Wife agrees that the property shall be put on the market for sale, the Husband shall be paid out of the proceeds from the sale, and the interest rate will increase to the maximum rate allowed to by law in the State of Washington. If there is any deficiency, that money shall remain owed by the Wife to the Husband. If the Husband is not paid on or before the due date, a Special Master shall be appointed to sell the house immediately.

The Wife shall sign any and all documents necessary to put the property up for sale and to sell it.

T.F. KE