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04/13/2021 11:48 AM Pages: 1 of 7 Fees: \$45.00
Skagit County Auditor

Return Address:

Document Title:

Divorce Decree

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page ____

1) Jeffery Dale Gahan

2) _____

Grantee(s):

additional grantor names on page ____

1) Tracy Ann Gahan

2) _____

Abbreviated Legal Description:

full legal on page(s) ____

PTN Lot 3 Plate No 1 Sedro Home
Acreage

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____

P 77189

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2021 MAR 10 PM 2:30

20-3-00209-29
41
DCD
Decree of Dissolution
9919418



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 4/13/2021



MELISSA BEATON, County Clerk
By: [Signature]
Deputy Clerk

Superior Court of Washington, County of SKAGIT

In re the marriage of:

No. 20-3-00209-29

Petitioner (person who started this case):

Final Divorce Order (Dissolution Decree) (DCD)

TRACY ANN GAHAN

[] Clerk's action required: **1, 2, 6, 13, 14, 15, 16**

And Respondent (other spouse):

JEFFERY DALE GAHAN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Final Divorce Order

2021 1566
APR 13 2021

1. Money Judgment Summary

Does not apply

Amount Paid \$ 0
Skagit Co. Treasurer
By: HB Deputy

2. Summary of Real Property Judgment (land or home)

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 (fill in at least one)	
		Assessor's property tax parcel or account number:	Legal description of property awarded (lot/block/plat/section, township, range, county, state)
Jeffery Gahan	Tracy Gahan	P77029	THE NORTH HALF OF THE WEST 90 FEET OF LOT 3, PLATE NO. 1, SEDRO HOME ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS

RCW 26.09.030, .040, .070(3)
Mandatory Form (03/2020)
FL Divorce 241

Final Divorce/Legal Separation/
Valid/Invalid Marriage Order
p. 1 of 6

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Mount Vernon, WA 98273
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michelledlambert@comcast.net

ORIGINAL

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			OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 20 FEET THEREOF CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY INSTRUMENT RECORDED DECEMBER 1, 1917, UNDER AUDITOR'S FILE NO. 122553, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Tracy Gahan	Jeffery Gahan	P77189	SEDRO HOME AC PLATE 2 W 100FT OF N 169.2FT OF TR 20, record of Skagit County, WA
Lawyer (name): Michelle Lambert		represents (name): Jeffery Gahan	
Lawyer (name): Tracy Finnegan		represents (name): Tracy Gahan	

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

3. Marriage

This marriage and any domestic partnerships or civil unions are dissolved. The Petitioner and Respondent are divorced.

4. Name Changes

Neither spouse asked to change his/her name.

DS JA	DS TDF
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5. Separation Contract

ACR2A

The spouses must comply with the terms of the separation contract signed on (date): January 6, 2021. This contract is (check one):
attached as an Exhibit and made part of this Order.

6. Money Judgment (summarized in section 1 above)

Does not apply.

7. Real Property (land or home) (summarized in section 2 above)

The real property is divided according to the separation contract described in 5 above.

8. Petitioner's Personal Property (possessions, assets or business interests of any kind)

1 The personal property listed as Petitioner's in the separation contract described in
2 5 above is given to Petitioner as his/her separate property.

3 **9. Respondent's Personal Property** (possessions, assets or business interests of
4 any kind)

5 The personal property listed as Respondent's in the separation contract described
6 in 5 above is given to Respondent as his/her separate property.

7 **10. Petitioner's Debt**

8 The Petitioner must pay all debts s/he has incurred (taken on) since the date of
9 separation, unless the court makes a different order about a specific debt below.
10 (Check one):

11 The Petitioner must pay debts as required by the separation contract described in
12 5 above.

13 **11. Respondent's Debt**

14 The Respondent must pay all debts s/he has incurred (taken on) since the date of
15 separation, unless the court makes a different order about a specific debt below.
16 (Check one):

17 The Respondent must pay debts as required by the separation contract described
18 in 5 above.

19 **12. Debt Collection (hold harmless)**

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

The husband must pay the wife \$1,000 per month for 48 months;
commencing 1/1/2021. DCS is authorized and ordered to collect and

enforce spousal maintenance with child support

Spousal support must be paid as required by the separation contract described in 5
above. Spousal support will end when either spouse dies, or the spouse receiving
support gets married or registers a new domestic partnership, *unless* the separation
contract provides differently.

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

Fees and costs must be paid as required by the separation contract described in
5 above.

DS DS
AK TDE

1 **15. Protection Order**

2 No one requested an *Order for Protection*.

3 **16. Restraining Order**

4 No one requested a *Restraining Order*.

5 **17. Children of the marriage**

6 This court has jurisdiction over the children the spouses have together as explained in the *Findings and Conclusions* for this case.

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

10 **Important!** The court does not forward this *Order* to the State Registrar. To amend the birth certificate, a party must provide a certified copy of this *Order* and the *Findings and Conclusions* to the State Registrar of Vital Statistics. Other information may be required by the State Registrar of Vital Statistics. If the child was not born in Washington, contact the appropriate agency in the state where the child was born.

13 **18. Parenting Plan**

14 The court signed the final *Parenting Plan* filed separately today or on (date): _____

15 **19. Child Support**

16 **Court Order** – The court signed the final *Child Support Order and Worksheets* filed separately today or on (date): _____

17 *Tax issues and post-secondary (college or vocational school) support are covered in the Child Support Order.*

18 **20. Other Orders (if any):**

18 The parties stipulate and agree that the Qualified Domestic Relations Order(s)(QRDO), will be prepared by a professional. The parties intend to enter the decree of dissolution prior to drafting of the QDRO. Each person holds their attorney harmless for any issues related to the QDRO.

19 a. Signature of Documents. The parties shall sign any documents necessary to carry out the terms of this Decree of Dissolution under penalty of contempt.

20 b. 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.

1 c. Undisclosed Assets. There are no assets which have not been
2 divided by the parties prior to the date of this Decree or by this Decree. Any
3 community assets owned by the parties on the date of this Decree which either
party has failed to disclosed shall be divided 50/50 upon discovery.

4 d. Revocation of Wills, Powers of Attorney, and Other Instruments. All
5 previous wills, powers of attorney, contract and community property agreements
6 between the parties hereto are hereby revoked and the parties are prohibited
7 from exercising same.

8 e. Federal Income Tax. In the event that any prior income tax returns of
9 the parties should be audited for any year during the marriage, any additional tax
10 found to be due, including penalties and interest, shall be paid by the parties
11 equally. If there is a refund, it shall be shared equally.

12 f. Legal Description. In the event that any legal descriptions are not
13 attached to this Decree at the time it is executed, or are incorrectly recorded in
14 these pleadings or in subsequently prepared Quit Claim deeds or Real Estate
15 Excise Tax Affidavits or other legal instruments intended to further and enforce
16 the property division set forth in this Decree and the attached Exhibits, each of
17 the parties hereto expressly authorize Respondent's attorney, acting by mutual
18 agreement, to attach exhibits with legal descriptions, correct incorrect legal
19 descriptions, or amend any pleading, document, or legal instrument to reflect the
20 correct legal description of the property in question, in furtherance of this Decree,
without re-opening this dissolution, or involvement of the court.

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

Ordered.

Date

3/19/21

Judge or Commissioner

21 Petitioner and Respondent or their lawyers fill out below.

22 This document (check any that apply): This document (check any that apply):
23 [] is an agreement of the parties [] is an agreement of the parties
24 [] is presented by me [] is presented by me
[] may be signed by the court without notice to me [] may be signed by the court
without notice to me

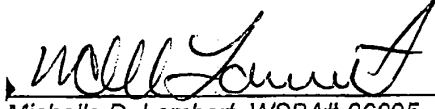
25 RCW 26.09.030, .040, .070(3)
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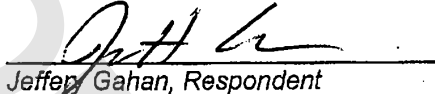
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Michelle D. Lambert, WSBA# 26095
Attorney for Respondent

DocuSigned by:
Tracy D. Finnegan 2/12/2021

Tracy Finnegan, WSBA# 54252
Attorney for Petitioner



Jeffrey Gahan, Respondent

DocuSigned by:
Tracy Gahan 2/12/2021

Tracy Gahan, Petitioner

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