



202508280192

08/28/2025 02:22 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025-2805
AUG 28 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By CC Deputy

COVER SHEET

Document Title: DECREE QUIETING TITLE

Reference Number: _____

Grantor(s): () additional grantor names on page _____

Magnolia Group

Grantee(s): () additional grantee names on page _____

Sandra E. Kupka

Abbreviated legal description(s): () full legal on page _____

(1.5 AC) LOT 12, HEART O' THE SKAGIT RIVER TRACTS, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 1, 2 AND 3, RECORDS OF SKAGIT
COUNTY, WASHINGTON. TGW 1/36 INT IN LOT 33.

Parcel/Tax ID Number(s): () additional tax parcel number(s) on page _____

P65633

25-2-00431-29
 ORGMT 6
 Order Granting Motion Petition
 19342273



FILED
 SKAGIT COUNTY CLERK
 SKAGIT COUNTY, WA

2025 AUG -7 AM 10:28

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 8/28/25



MELISSA BEATON, County Clerk

By: Becki Savoia
 Deputy Clerk BECKI SAVOIA

**SUPERIOR COURT OF WASHINGTON
 IN AND FOR SKAGIT COUNTY**

SANDRA E. KUPKA,
 Petitioner,

No.: 25-2-00431-29

v.

~~PROPOSED~~ ORDER GRANTING
 PETITION FOR QUIET TITLE

MAGNOLIA GROUP,
 Respondent.

THIS MATTER came before the Court on Petitioner's Motion for Declaratory Judgment regarding the property located at 32902 Cockreham Ln., Sedro-Woolley, situated in Skagit County, Washington, legally described as:

A 1/36 INTEREST IN LOT 33 AND ALL OF LOT 12,
 HEART O' THE SKAGIT RIVER TRACTS ACCORDING
 TO THE PLAT THEREOF RECORDED IN VOLUME 9
 OF PLATS, PAGES 1 THROUGH 3, RECORDS OF
 SKAGIT COUNTY, WASHINGTON. SUBJECT TO:
 RESTRICTIONS, RESERVATIONS AND EASEMENTS
 OF RECORD.

Assessor's Tax Parcel Number: P65633; Reference ID: 3923-000-012-0004.

The Court, having reviewed the pleadings and supporting documents, publicly available documents, and finding that all proper parties have received notice, hereby ORDERS, ADJUDGES, and DECREES:
~~PROPOSED~~ ORDER GRANTING
 PETITION FOR QUIET TITLE - PAGE 1
 OF 2

Hatcher Law, PLLC
 11616 N. Market St., #1090
 Mead, WA 99021

1. Petitioner's claim to title is valid and superior to any competing claims;
2. Title to the subject property is quieted in favor of Petitioner, free and clear of any adverse claims or other interests;
3. Any prior interests, liens, or encumbrances asserted by Respondent or unknown claimants are hereby extinguished;
4. The County Recorder's Office shall update the property records to reflect Petitioner's sole ownership of the subject property; and
5. _____

Done in open court this 8th of ^{Aug}~~July~~, 2025.



Hon. Judge/Commissioner

Presented by:

/s/ Austin F. Hatcher

Austin F. Hatcher, WSBA No. 57449

Attorney for Petitioner