



200305300223

Skagit County Auditor

5/30/2003 Page

1 of

5 1:36PM

Document Title:

Judgment and
Order Rescinding Deed

Reference Number:

200012070014

Grantor(s):

additional grantor names on page ___

1. Daniel P. Fosso

2.

Grantee(s):

additional grantee names on page ___

1. Donald E. Fosso

2.

Abbreviated legal description:

full legal on page(s) ___

Lots 1+14 Block 63 Gidalys City

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

4101-053-014-0002

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2003 MAY 30 PM 1:31

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SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

DANIEL B. FOSSO, an individual as his
separate estate,

Plaintiff,

v.

DONALD E. FOSSO, an individual as his
separate estate,

Defendant.

03 2 00867 5

NO.

JUDGMENT AND ORDER VOIDING
DEED AND FOR RESCISSION AND
DIRECTING AUDITOR TO
REINSTATE TITLE IN DEFENDANT
DONALD E. FOSSO

(Clerk's Action Required)

THIS MATTER having come on regularly before the Court, the Court having considered the records and files herein; and the Court finding that the deed dated December 7, 2000, under Auditor's No. 200012070014, and legally described (abbreviated) as FIDALGO CITY PTNS VAC STS AVES & ALLEYS ADJ TO & LTS 1 & 14 BLK 63 situated in Skagit County, Washington, is voidable on the grounds of mutual mistake, that jurisdiction and venue are proper and that entry of this order is therefore proper, now, therefore, it is hereby

ORDERED as follows:

1. The deed dated December 7, 2000, under Auditor's No. 200012070014, and legally described (abbreviated) as FIDALGO CITY PTNS VAC STS AVES & ALLEYS ADJ TO & LTS 1 & 14 BLK 63 in Skagit County, Washington, is declared void.

ORDER ~~OF~~ 1

[07772-0536/fossoamendedorder]



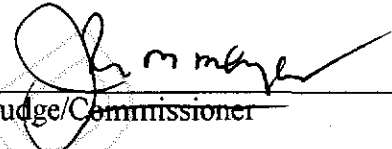
200305300223

Skagit County Auditor

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2. The transaction between Plaintiff and Defendant involving the above described property is declared void and rescinded in its entirety;
3. The Skagit County Auditor is directed to note in its records that the December 7, 2000, deed is void and that ownership remains vested in Defendant as grantee under the deed dated April 11, 1994 under Auditor's No. 199404110051.
4. The Skagit County Auditor is hereby authorized and directed to take such further action as may be necessary to cause title to be recognized in Defendant in accordance with the intent of this order;
5. Each party shall bear its owns costs.

DATED this 30 day of MAY, 2003.




 Judge/Commissioner

Presented by:



Daniel B. Fosso, Plaintiff Pro Se



Donald E. Fosso, Defendant Pro Se

WHEN RECORDED RETURN TO:

Name: Daniel B. Fosso
Address: 14279 Davis Lane
City, State, Zip: Agacarter, WA 98221



200012070014
Skagit County Auditor
12/7/2000 Page 1 of 1 11:26:59AM

Chicago Title Insurance Company

QUIT CLAIM DEED

THE GRANTOR Donald E. Fosso, an individual,

for and in consideration of Love & Affection

conveys and quit claims to Daniel B. Fosso, an individual

the following described real estate, situated in the County of Skagit, State of Washington,
together with all after acquired title of the grantor(s) herein:

Lots 1 and 14, Block 63, Map of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington; together with those portions of vacated alley, Potter Avenue, Howard Avenue, and 8th Street as would attach by operation of law;

Together with a non-exclusive easement for ingress, egress, and utilities over the North Half of 7th Street lying between the West line of Highland Avenue and the centerline of Potter Avenue; AND ALSO over the West Half of Howard Avenue and the East Half of Potter Avenue, lying adjacent to Lots 2 through 14, Block 63 in said plat;

All Situated in Skagit County, WA. Subject to restrictions, reservations, and easements of record.

4101-063-014-0002
Tax Account Number: P 73061

DATED May 15, 2000

Donald E. Fosso
(Individual)

38503
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax (President)

(Individual)

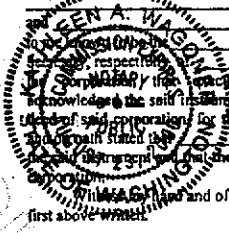
DEC 07 2000
(Secretary)

STATE OF WASHINGTON)
COUNTY OF Island)

Amount Paid \$ 0
By F.A.C. Deputy
STATE OF WASHINGTON)
COUNTY OF _____)

On this day personally appeared before me
Donald E. Fosso
to me known to be the individual described in an
d who executed the within and foregoing instrument, and
acknowledged that he signed the
same as his free and voluntary
act and deed, for the uses and purposes therein mentioned.

On this _____ day of _____, 19____
before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____



President and

Deputy
I, _____, respectively
do hereby certify that the foregoing instrument, and
I acknowledge the said instrument to be the free and voluntary act and
deed of said corporation for the uses and purposes therein mentioned,
and I am authorized to execute this instrument and the seal affixed is the corporate seal of said
corporation.
I, _____, Notary Public in and for the State of Washington,
do hereby certify that the seal affixed hereto is the official seal of said
Notary Public in and for the State of Washington,
residing at _____

GIVEN under my hand and official seal this
15th day of May 2000.
My commission expires: 8/23/00

Kathleen A. Wagones
Notary Public in and for the State of Washington,
residing at Oak Harbor

F. 9237 (1/97)



200305300223
Skagit County Auditor

State of Washington, } ss.
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 3 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 20th day of May, 2003. Nancy K. Scott, County Clerk.

By *Nancy K. Scott*
Deputy Clerk



200305300223
Skagit County Auditor