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KATHY HILL
SKAGIT COUNTY AUDITOR

97 OCT 29 P3:02

RECORDED _____ FILED _____
REQUEST OF _____

Return to: City of Mount Vernon
P.O. Box 809
Mount Vernon, Washington 98275
City Attorney's Office

9710290090

DOCUMENT: LIS PENDENS
CITY OF Mount Vernon v. Epstein, et al

GRANTORS: City of Mt Vernon

Abbreviated Legal Description:

Parcel "A"

That portion of the NW ¼ of the SW ¼ of Section 29, TSP 34 N, R4 E., W.M.

Situate in the County of Skagit, State of Washington.

COMPLETE LEGAL DESCRIPTION ON PAGES: 1 & 2 OF Lis Pendens

ASSESSOR'S PARCEL/TAX ID NUMBER: 28106, 28169

9710290090

BK 1725 PG 0624

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5 SUPERIOR COURT IN THE STATE OF WASHINGTON
6 FOR SKAGIT COUNTY

7 CITY OF MOUNT VERNON, a municipal)
8 corporation,)
9 Plaintiff,)

No. 97-2-0094-5

LIS PENDENS

10 vs.)

11 EDWARD and ELAINE EPSTEIN, husband and)
12 wife;)
13 EPSTEIN FAMILY PARTNERSHIP, a)
14 Washington General Partnership;)
15 EDWARD EPSTEIN, D.D.S., Trustee of Edward)
16 Epstein, D.D.S., P.S. Money Purchase and Profit)
17 Sharing Plan;)
18 KARL AND AGATHA GRASSL, husband and)
19 wife;)
20 MARK SWOYER, as his separate property)
21 Defendants.)

22 NOTICE IS HEREBY GIVEN that an action has been commenced in the above-entitled court
23 upon the complaint of Plaintiff, THE CITY OF MOUNT VERNON, against the above-named
24 Defendants; that the object of that action is to foreclose a lien for unpaid sewer assessments, the claim for
25 which is not filed in the Office of the Auditor of Skagit County, Washington, but is automatically
26 perfected by law; and that the action affects title to the following described real estate situated in Skagit
27 County, Washington, to wit:

28 PARCEL "A"

29 That portion of the Northwest ¼ of the Southwest ¼ of Section 29, Township 34 North,
Range 4 East, W.M., described as follows:

ORIGINAL

CITY OF MOUNT VERNON
P. O. BOX 809

MOUNT VERNON, WA 98278

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LIS PENDENS

- Page 1 -

BK 1725 PG 0625

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5 Beginning at a point on the East line of the Pacific Highway 450 feet North of the South line of
6 said Northwest ¼ of the Southwest ¼;
7 thence East 140 feet to the true point of beginning of this description;
8 thence North 100 feet;
9 thence East 24 feet;
10 thence North 100 feet;
11 thence East 707.2 feet;
12 thence South 200 feet;
13 thence West 731.2 feet, more or less, to the true point of beginning, EXCEPT any portion
14 thereof lying within the boundaries of existing rights of way.

15 TOGETHER WITH an easement for ingress and egress for road purposes with the right of
16 improvement thereof and for the purpose of running proper utilities over, on or through said
17 area, described as follows:

18 Beginning at a point on the East line of Pacific Highway 550 feet North of the South line of the
19 Northwest ¼ of the Southwest ¼ of said Section 29;
20 thence East 164 feet;
21 thence North 16 feet;
22 thence West 164 feet, more or less, to the East line of said Highway right of way;
23 thence South 16 feet, more or less, to the point of beginning.

24 Situate in the County of Skagit, State of Washington.

25 Dated this 11th day of August, 1997

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LINFORD C. SMITH, WSBA #7762
City Attorney

9710720090

LIS PENDENS

- Page 2 - BK 1725 PG 0626

CITY ATTORNEY
P. O. BOX 800
MOUNT VERNON, WA 98278