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KATHY HILL
SKAGIT COUNTY AUDITOR

97 OCT 29 P3:02

RECORDED _____ FILED _____
REQUEST IF _____

Return to: City of Mount Vernon
P.O. Box 809
Mount Vernon, Washington 98273
City Attorney's Office

9710290091

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

GRANTORS: City of Mt Vernon

Abbreviated Legal Description:

Parcel "A"

The S. 200 ft of the NW ¼ of the SW ¼ of the SW ¼ of the S. 200 ft of the W 31 ft of the NE ¼ of the SW ¼ of the SW ¼ of Sec. 29, TSP 34 N, R 4 W, W.M. EXCEPT State Hiway.

Parcel "B"

NW ¼ of SW ¼ of SE ¼ of Sec 29, TSP 34N, R 4, E W.M., EXCEPT W 200 ft thereof AND EXCEPT the S 200 ft thereof AND EXCEPT the N 250 Ft thereof; ALSO W 31 ft of the NE ¼ of the SW 1/4 of the SW ¼ of said Sec. EXCEPT S 200 ft thereof AND EXCEPT the N 250 ft thereof; ALSO the N 15 ft of the W 200 ft of the S 215 ft of the NE ¼ of the SW ¼ of Said Sec. EXCEPT that portion lying within the Pacific Hiway r-o-w.

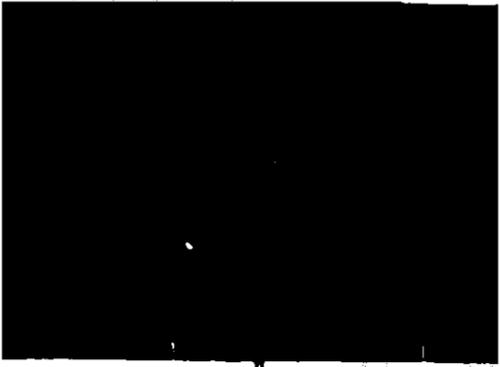
Situate in the County of Skagit, State of Washington.

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

ASSESSOR'S PARCEL/TAX ID NUMBER: 28653, 28647, 28648, 28649

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BK 1725 PG 0627



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SUPERIOR COURT IN THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

CITY OF MOUNT VERNON, a municipal corporation,)	
)	No. 97-2-01004-5
Plaintiff,)	
)	LIS PENDENS
vs.)	
)	
EDWARD and ELAINE EPSTEIN, husband and wife;)	
EPSTEIN FAMILY PARTNERSHIP, a Washington General Partnership;)	
EDWARD EPSTEIN, D.D.S., Trustee of Edward Epstein, D.D.S., P.S. Money Purchase and Profit Sharing Plan;)	
KARL AND AGATHA GRASSL, husband and wife;)	
MARK SWOYER, as his separate property)	
Defendants.)	

NOTICE IS HEREBY GIVEN that an action has been commenced in the above-entitled court upon the complaint of Plaintiff, THE CITY OF MOUNT VERNON, against the above-named Defendants; that the object of that action is to foreclose a lien for unpaid sewer assessments, the claim for which was filed in the Office of the Auditor of Skagit County, Washington and recorded on the 21 day of May, 1997, under Auditor's File No. 9705210029; and that the action affects title to the following described real estate situated in Skagit County, Washington, to wit:

PARCEL "A"
The South 200 feet of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ of the South 200 feet of the West 31 feet of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 29, Township 34 North, Range 4 West W.M., EXCEPT State Highway.

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LIS PENDENS

BK 1725 PG 0628

ORIGINAL
CITY ATTORNEY
P. O. BOX 808
MOUNT VERNON, WA 98278



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PARCEL "B"

The Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4, East W.M., EXCEPT the West 200 feet thereof AND EXCEPT the South 200 feet thereof AND EXCEPT the north 250 feet thereof; ALSO West 31 feet of the northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section, EXCEPT the South 200 feet thereof AND EXCEPT the North 250 feet thereof; ALSO the North 15 feet of the West 200 feet of the South 215 feet of the northeast 1/4 of the Southwest 1/4 of said Section; EXCEPT that portion lying within the Pacific Highway right of way.

Situate in the County of Skagit, State of Washington.

EXCEPTING from Parcel "A" and "B" above, that portion of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 29, lying Easterly of the following described line:

Beginning at the Northeast corner of the West 31 feet of said subdivision, which point bears North 87°25'22" East, a distance of 31.00 feet from the Northwest corner of said subdivision

thence South 2°32'20" East along the East line of the West 31 feet of said Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4, said line being parallel to and measured at right angles to the West line of said subdivision, a distance of 250.00 feet to the true point of beginning of this property line description;

thence continuing South 2°32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 102.58 feet;

thence South 29°06'14" East, a distance of 3.18 feet;

thence South 2°32'20" East, a distance of 17.75 feet;

thence South 24°01'34" West, a distance of 3.18 feet

thence South 2°32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 27.24 feet;

thence South 29°06'14" East, a distance of 2.50 feet;

thence South 2°32'20" East, a distance of 17.70 feet;

thence South 24°01'34" West, a distance of 2.50 feet;

thence South 2°32'20" East along said East line of the West 31.00 feet of said subdivision, a distance of 187.11 feet

thence South 29°06'14" East, a distance of 4.76 feet

thence South 2°32'20" East, a distance of 37.77 feet to the point of ending of this property

line description, and which point is located on the South line of said Northwest 1/4 of the

Southwest 1/4 of the Southwest 1/4 and which point bears North 88°59'56" East, a distance of

2.13 feet from the Southeast corner of said West 31.00 feet of said subdivision and the

terminus of this line description.

9710290091

LIS PENDENS

CITY ATTORNEY
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MOUNT VERNON, WA 98273

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Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Dated this 11th day of August, 1997



LINFORD C. SMITH, WSBA #7762
City Attorney

9710290091

LIS PENDENS