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2 REQUEST OF/RETURN TO:  
3 Craig E. Cammock  
4 Law Office of Craig E. Cammock  
5 P. O. Box 836/415 Pine Street  
6 Mount Vernon, WA 98273



200308140178  
Skagit County Auditor

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7 **Document Title:**

LIS PENDENS

8 **Grantor(s):**

ALAN E. HOVENDEN and GERALDINE  
HOVENDEN, husband and wife;

9 MICHAEL D. YEATES and VICTORIA S.  
YEATES, husband and wife;

10 JOHN DOE JENSEN and AMY LOUISE  
JENSEN, husband and wife;

11 JAMES COMPANY, L.L.C., a Washington  
liability company

12 **Grantee (s):**

LILLIAN P. AVERY, a single woman;

13 LILLIAN P. AVERY, as personal representative  
of the ESTATE OF CLYDE H. AVERY

14 **Additional Grantor(s) on page(s):**

15 **Additional Grantee(s) on page(s):**

16 **Abbreviated Legal:**

Lots 1, 2, 3, and 4, SP No. 99-0031, 19-36-4,  
E.W.M.;

17 Lot 1, SP PL00-0345, 19-36-4, E.W.M.;

Ptn of Gov. Lot 1, Gov. Lot 2, N.E. ¼ of  
N.W. ¼ and S.E. ¼ of N.W. ¼, 19-36-4, E.W.M.

18 **Additional Legal on page(s):**

Attached as "Exhibit A"

19 **Assessor's Tax Parcel No's:**

P49458, P118655, P115712, P118654, P118653,  
P118588, P115715

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

LILLIAN P. AVERY, a single woman, and  
LILLIAN P. AVERY, as personal  
representative of the Estate of CLYDE H.  
AVERY,

Plaintiff,

vs.

ALAN E. HOVENDEN and GERALDINE  
HOVENDEN, individually and as a marital  
community of them composed; MICHAEL D.  
YEATES and VICTORIA S. YEATES,  
individually and as a marital community of  
them composed; JOHN DOE JENSEN and  
AMY LOUISE JENSEN, individually and as a  
marital community of them composed; and  
JAMES COMPANY, L.L.C., a Washington  
limited liability company,

Defendants.

Case No.: **03 2 01282 6**

LIS PENDENS



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NOTICE IS HEREBY GIVEN that LILLIAN P. AVERY, a single woman, and  
LILLIAN P. AVERY, as personal representative of the ESTATE OF CLYDE H. AVERY,  
LIS PENDENS

Law Office of Craig E. Cammock, Inc., P.S.  
415 Pine Street - P.O. Box 836  
Mount Vernon, Washington 98273  
360-336-1000; fax 360-336-2094

1 Plaintiff in the above-captioned lawsuit, has commenced an action against the above-named  
2 Defendants in the Superior Court for Skagit County by filing a Summons and Complaint. This  
3 is notice of pendency of said action. The names of the parties to said action are set forth above.  
4 The object of the action is to make a determination as to fraud and a fraudulent transfer of real  
5 property and to establish Plaintiff's lien on the lands and premises hereinafter described against  
6 the claim of the Defendants and any of them, and to bar the Defendants and each of them from  
7 having or asserting any right, title, estate, lien, or interest in or to said lands and premises  
8 adverse to Plaintiff's interests therein.

9 The description of the real property situated in Skagit County, Washington, affected by  
10 said action is as follows:


11 SEE ATTACHED EXHIBIT A

12 Situate in the County of Skagit, State of Washington

13 All persons dealing with said real estate subsequent to the filing hereof will take subject  
14 to the rights of Plaintiff as established in this action.

15 DATED this 14<sup>th</sup> day of August, 2003.

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17   
18 CRAIG E. CAMMOCK, WSBA #24185  
Attorney for Plaintiff

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24

25 LIS PENDENS

Law Office of Craig E. Cammock, Inc., P.S.  
415 Pine Street - P.O. Box 836  
Mount Vernon, Washington 98273  
360-336-1000; fax 360-336-2094

DESCRIPTION:

PARCEL "A":

Lot 1, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2000, under Auditor's File No. 200111200077, and being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat and as contained in that certain Easement recorded November 21, 2000 under Auditor's File No. 200011210074 and as modified by instrument recorded December 2, 2002 under Auditor's File No. 200212020309.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 2, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2000, under Auditor's File No. 200111200077, and being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat and as contained in that certain Easement recorded November 21, 2000 under Auditor's File No. 200011210074 and as modified by instrument recorded December 2, 2002 under Auditor's File No. 200212020309.

Situate in the County of Skagit, State of Washington.

PARCEL "C":


Lot 3, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2000, under Auditor's File No. 200111200077, and being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat and as contained in that certain Easement recorded November 21, 2000 under Auditor's File No. 200011210074 and as modified by instrument recorded December 2, 2002 under Auditor's File No. 200212020309.

ALSO TOGETHER WITH that certain 30 foot wide easement for ingress, egress and utilities over Lot 2 of said Short Plat, as shown on the face thereof.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**  
(consisting of 4 pages)

  
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DESCRIPTION CONTINUED:

PARCEL "D":

Lot 4, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2000, under Auditor's File No. 200111200077, and being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat and as contained in that certain Easement recorded November 21, 2000 under Auditor's File No. 200011210074 and as modified by instrument recorded December 2, 2002 under Auditor's File No. 200212020309.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

Lot 1, Short plat No. PL00-0345, approved November 13, 2001 and recorded under Auditor's File No. 200111130172, and being a portion of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat and as contained in that certain Easement recorded November 21, 2000 under Auditor's File No. 200011210074 and as modified by instrument recorded December 2, 2002 under Auditor's File No. 200212020309.

PARCEL "F":

That portion of Government Lot 1, Government Lot 2, the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at a point on the South line of said Government Lot 1 which lies South  $86^{\circ}40'31''$  East, a distance of 704.65 feet from the Southwest corner thereof;

thence North  $15^{\circ}30'27''$  East, a distance of 211.18 feet to a point on a non tangent curve to the left having a chord bearing of South  $85^{\circ}49'51''$  East and a radius of 150.27 feet;

thence Easterly along said curve through a central angle of  $22^{\circ}40'36''$  and an arc length of 59.47 feet;

thence North  $82^{\circ}49'51''$  East, a distance of 98.22 feet;

thence North  $07^{\circ}10'09''$  West, a distance of 30.00 feet;

thence North  $45^{\circ}17'49''$  East, a distance of 340.99 feet;



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DESCRIPTION CONTINUED:

thence North 04°46'41" East, a distance of 185.84 feet;  
thence South 80°28'24" East, a distance of 771.16 feet to the Westerly line of the Colony Road;  
thence South 11°12'06" West along said line of Colony Road, a distance of 286.90 feet to the point of curvature of a curve to the right having a radius of 1,115.92 feet;  
thence Southerly along said curve through a central angle of 22°38'00" and an arc length of 440.82 feet;  
thence South 33°50'06" West along said line of Colony Road, a distance of 469.10 feet to a point which lies North 33°50'06" East, a distance of 64.00 feet from the South line of the North 20 acres of that portion of the Southeast ¼ of the Northwest ¼ and Government Lot 2 of said Section 19 lying West of the County Road as laid out and established on November 1, 1929;  
thence North 56°22'22" West, a distance of 904.18 feet;  
thence North 15°30'27" East, a distance of 37.65 feet to the point of beginning of this description,  
TOGETHER WITH a non-exclusive easement 60 feet wide and a 45 foot radius cul-de-sac, all for ingress, egress and utilities, over, under and through the Northeast ¼ of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M., and Government Lot 4 of Section 18, and Township 36 North, Range 4 East, W.M., the Northwest ¼ of Section 19, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows:

Beginning at the Northwest corner of said Section 19;  
thence South 01°10'49" East along the West line thereof, a distance of 213.52 feet to Point A and the initial point of this centerline description;  
thence North 38°44'16" East a distance of 240.44 feet to the point of curvature of a curve to the right having a radius of 150.00 feet;  
thence along said curve through a central angle of 100°26'51" and an arc length of 262.97 feet;  
thence South 41°00'54" East, a distance of 71.72 feet to the point of curvature of a curve to the right having a radius of 256.03 feet;  
thence along said curve through a central angle of 57°06'08" and an arc length of 255.17 feet;  
thence South 16°05'14" West, a distance of 552.04 feet to the point of curvature of a curve to the left having a radius of 115.00 feet;  
thence along said curve through a central angle of 118°31'25" and an arc length of 237.89 feet to the point of reverse curvature with a curve to the right having a radius of 186.85 feet;  
thence along said curve through a central angle of 61°56'19" and an arc length of 201.99 feet;  
thence South 40°29'52" East, a distance of 67.47 feet to the point of curvature of a curve to the left having a radius of 150.27 feet;  
thence along said curve through a central angle of 56°40'17" and an arc length of 148.63 feet;  
thence North 82°49'51" East, a distance of 98.22 feet to the point of curvature of a curve to the right having a radius of 421.41 feet;  
thence along said curve through a central angle of 55°12'12" and an arc length of 406.02 feet;



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DESCRIPTION CONTINUED:

thence South  $41^{\circ}57'57''$  East, a distance of 308.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet;

thence along said curve through a central angle of  $14^{\circ}11'58''$  and an arc length of 49.57 feet;

thence South  $56^{\circ}09'54''$  East, a distance of 159.02 feet, more or less, to the centerline of Colony Road and terminus of this line description;

ALSO beginning at the above described Point A;

thence South  $38^{\circ}44'16''$  West, a distance of 318.34 feet to the point of curvature of a curve to the left having a radius of 150.00 feet;

thence along said curve through a central angle of  $26^{\circ}30'16''$  and an arc length of 69.39 feet;

thence South  $12^{\circ}13'59''$  West, a distance of 289.08 feet to the center of the above described 45 foot radius cul-de-sac and terminus of this line description.

Situate in the County of Skagit, State of Washington.



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