



200308150171  
Skagit County Auditor

8/15/2003 Page

1 of

4 11:33AM

Document Title:

RELEASE OF LIS PENDENS

Reference Number:

2003 06 26 0165

2003 06 26 0166

Grantor(s):

☐ additional grantor names on page \_\_\_\_

1. HENRY B. MASON, JR.

2. TAMM L. MASON

Grantee(s):

☐ additional grantee names on page \_\_\_\_

1. JOSEPH MATTHEW JAMES

2. JANE DOE JAMES

Abbreviated legal description:

☐ full legal on page(s) \_\_\_\_

DEWEY BEACH ADD. 4 LT 16 EXC. SWLY 56.18 FT

DEWEY BEACH ADD. 4 LT 17

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page \_\_\_\_

P65078

3904-000-016-0003

P65079

3904-000-017-0002

2003 AUG 15 AM 11:20

SUPERIOR COURT OF WASHINGTON, SKAGIT COUNTY

HENRY B. MASON, Jr. and )  
TAMI L. MASON, husband and wife, )

Plaintiffs, )

vs. )

JOSEPH M. JANES and JANE DOE JANES, )  
husband and wife, d/b/a )

MATT JANES CONSTRUCTION, and )  
GULF INSURANCE COMPANY, BOND )

NUMBER BE2639834, )

Defendants. )

NO. 03-2-00904-3

ORDER CANCELING  
DEFENDANTS' LIS PENDENS  
AGAINST PROPERTY OF  
PLAINTIFF AND AWARD OF  
DAMAGES AND REASONABLE  
ATTORNEY FEES

THIS MATTER came on before the Court on Plaintiffs' Motion for an order canceling and releasing Defendant Matt Janes' lis pendens against Plaintiffs' real property located at Dewey Beach, Anacortes, Skagit County, Washington, known as Skagit County parcel numbers P65078 and P65079, which motion also sought an award of actual damages caused by the filing of the lis pendens and reasonable attorney fees incurred, or to be incurred, in canceling the lis pendens. The motion was made pursuant to RCW 4.28.328.

The Court having considered the pleadings and file in this action, and specifically having reviewed Defendants' counterclaim for monetary damages and copies of the two lis pendens filed under Skagit County Auditor's file numbers 200306260165 and 200306260166, and having heard the arguments of counsel, and

FINDING the motion to be proper, now, therefore it is hereby

ORDER CANCELING LIS PENDENS AGAINST  
PLAINTIFFS' PROPERTY - 1



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1 ORDERED, ADJUDGED AND DECREED:

2 1. Plaintiffs' motion is granted.

3 2. Defendant Matt Janes' two lis pendens against the real  
4 property of the Plaintiffs, known as Skagit County parcel  
5 numbers P65078 and P65079 are canceled and released.  
6 Plaintiffs' real property parcels have the following legal  
7 descriptions:

8 a. Dewey Beach Addition 4 Lot 16, except the Southwesterly  
9 56.18 feet; and

10 b. Dewey Beach Addition 4 Lot 17,

11 as recorded in the records of Skagit County, Washington.

12 3. Defendants shall pay the Plaintiffs damages in the amount  
13 of \$\_\_\_\_\_ caused by the improper filing of the two lis  
14 pendens against Plaintiffs' property.

15 4. Defendant shall pay Plaintiffs reasonable attorney fees in  
16 the amount of \$500.00 incurred, or to be incurred, in  
17 canceling the lis pendens. *Attorney's fees payable to Plaintiff*  
*no later than 15 Sept 2003, by cashiers check / TRUST CHECK* (u)

18 Done this \_\_\_\_\_ day of August, 2003.

19 5. Defendants' motion to amend counterclaim for specific  
20 performance is denied by agreement *J. H. Meyer* (u)

21 JUDGE / COMMISSIONER

22 8/15/03.

23 Presented by:

24 *John P. Knight* WSSA# 32297

25 *Alan R. Souders* for:

26 Alan R. Souders, WSBA No. 426192  
27 Attorney for Plaintiffs

28 *George J. [Signature]*  
\*19693

ORDER CANCELING LIS PENDENS AG:  
PLAINTIFFS' PROPERTY - 2



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UNOFFICIAL DOCUMENT

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 2 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 12 day of August 2003. Nancy K. Scott, County Clerk.

By Rosemarie Blair  
Deputy Clerk



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