



200403220207

Skagit County Auditor

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Return Address:

George E. Benson
Keithly, Weed, Graafstra & Benson, P.S., Inc.
21 Avenue A
Snohomish, WA 98290

Document Title: Lis Pendens

Reference Number of Related Document: Mortgage Filing No. 9506070076

Grantor: James M. Posey and Darla C. Posey, (assumed from James H. Posey and Betty L. Posey)
(Other defendants listed on page 2.)

Grantee: Northwest Farm Credit Services, FLCA, a corporation
(assignee)

Legal Description: a ptn of E 1/2 of NE 1/4 & of NE 1/4 of SE 1/4
& of SW 1/4 of NE 1/4, 14-35-3 E W.M.
(Full legal description found on pages 2 through 5.)

Assessor's Property Tax Parcel Numbers:

350314-4-001-0001	P34323
350314-0-011-0007	P34279
350314-1-002-0006	P34294
350314-1-002-0105	P34295
350314-1-008-0000	P34305
350314-1-008-0109	P34306
350314-1-009-0009	P34307

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

NORTHWEST FARM CREDIT SERVICES,)
FLCA, a corporation,)
Plaintiff,)

vs.)

04 2 00459 7
NO.

JAMES M. POSEY, also known as MATT)
POSEY, and DARLA C. POSEY, also known)
as DARLA C. SULLIVAN-POSEY, husband)
and wife, and their marital community; LYLE)
E. BLANK and KAROLYN L. BLANK,)
husband and wife, and their marital community;)
ERROL HANSON FUNDING, INC., a)
corporation; LAND TITLE COMPANY OF)
SKAGIT COUNTY, a corporation;)
RAYMOND DOYAL HOOVER and JANE)
DOE HOOVER, husband and wife, and their)
marital community; COAST LINE TRACTOR;)
PACIFICO PAPERS, INC., a corporation;)
BURL FOX and JANE DOE FOX, husband)
and wife, and their marital community;)
CREDIT UNION RECOVERY SERVICES;)
WILBUR ELLIS COMPANY; and)
OCCUPANTS NUMBERS 1 through 20,)

LIS PENDENS

Defendants.)

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POSEY.LIS/0214912



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LAW OFFICES OF
KEITHLY, WEED, GRAAFSTRA,
AND BENSON, INC., P.S.
21 AVENUE A
SNOHOMISH, WA 98290-2962
(360) 568-3119; FAX (360) 568-4437

1 **NOTICE IS HEREBY GIVEN:**

2 1. An action affecting the title to the real property hereinafter described has been
3 commenced, and is now pending in the Superior Court of the State of Washington for
4 Skagit County, as Cause No. 04 2 00459 7.

5 2. The plaintiff in said action is Northwest Farm Credit Services, FLCA, a
6 corporation. The defendants are James M. Posey, also known as Matt Posey, and Darla
7 C. Posey, also known as Darla C. Sullivan-Posey, husband and wife, and their marital
8 community, Lyle E. Blank and Karolyn L. Blank, husband and wife, and their marital
9 community, Errol Hanson Funding, Inc., a corporation, Land Title Company of Skagit
10 County, a corporation, Raymond Doyal Hoover and Jane Doe Hoover, husband and wife,
11 and their marital community, Coast Line Tractor, Pacifico Papers, Inc., a corporation,
12 Burl Fox and Jane Doe Fox, husband and wife, and their marital community, Credit Union
13 Recovery Services, Wilbur Ellis Company, and Occupants Numbers 1 through 20.

14 3. The object of this action is to foreclose a mortgage in favor of the plaintiff
15 against the real property described below. The action affects the following described
16 property located within Skagit County, Washington:

17 PARCEL A:

18 The Northeast 1/4 of the Northeast 1/4, EXCEPT the North 62 rods thereof, and
19 part of the Southeast 1/4 of the Northeast 1/4, described as follows:
20 Beginning at the Northeast corner of said Southeast 1/4 of the Northeast 1/4;
21 thence South on the East line of said Southeast 1/4 of the Northeast 1/4, 20 rods;
22 thence West to the West line of said Southeast 1/4 of the Northeast 1/4;
23 thence North to the Northwest corner of said Southeast 1/4 of the Northeast 1/4;
24 thence East to the point of beginning, all in Section 14, Township 35 North, Range
25 3 East, W.M.;

26 EXCEPT the North 130 feet of the East 130 feet of the South 496 feet of the
27 following described tract:

The Northeast 1/4 of the Northeast 1/4 and the North 20 rods of the Southeast 1/4
of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M.,

ALSO EXCEPT the East 30 feet of said tract conveyed to Skagit County for road
purposes by deed recorded May 5, 1898, under Auditor's File No. 28466.

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

2 PARCEL B:

3 Also, the East ½ of the Southeast 1/4 of the Northeast 1/4, EXCEPT the North 330
4 feet thereof and the East ½ of the North 330 feet of the Northeast 1/4 of the
5 Southeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., EXCEPT
6 the East 150 feet of the North 280 feet of said portion of said Southeast 1/4 of the
7 Northeast 1/4 lying West of the County road running along the East side of said
8 subdivision, ALSO EXCEPT the East 30 feet of said tract conveyed to Skagit
9 County for road purposes by deed recorded May 5, 1898, under Auditor's File No.
10 28466.

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

12 PARCEL C:

13 The West ½ of the Southeast 1/4 of the Northeast 1/4, EXCEPT the North 330 feet
14 thereof, and that portion of the West ½ of the North 330 feet of the Northeast 1/4
15 of the Southeast 1/4, lying Easterly of the State Highway, all in Section 14,
16 Township 35 North, Range 3 East, W.M., EXCEPT that portion of the North 330
17 feet of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North,
18 Range 3 East, W.M., lying Northeasterly of the State Highway, described as
19 follows:

20 Beginning at the intersection of the South line of said North 330 feet of said
21 Northeast 1/4 of the Southeast 1/4 with the East line of said State Highway;
22 thence East along said South line a distance of 350 feet;
23 thence North 160 feet;
24 thence West parallel with said South line of the said North 330 feet to the East line
25 of said State Highway;
26 thence Southeasterly along said Northeasterly line to the point of beginning.

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

PARCEL D:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township
35 North, Range 3 East, W.M., described as follows:
Beginning at a point on the East line of said subdivision that is 330 feet North of
the Southeast corner thereof;
thence West to the East line of the State Highway;

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thence Southeasterly along said East line of the highway to the East line of said subdivision;
thence North to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL E:

That portion of the North 330 feet of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., lying Northeasterly of the State Highway, described as follows:

Beginning at the intersection of the South line of said North 330 feet of said Northeast 1/4 of the Southeast 1/4 with the East line of said State Highway;
thence East along said South line a distance of 350 feet;
thence North 160 feet;
thence West parallel with said South line of the said North 330 feet to the East line of said State Highway;
thence Southeasterly along said Northeasterly line to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Account No. 350314-4-001-0001	P34323
Tax Account No. 350314-0-011-0007	P34279
Tax Account No. 350314-1-002-0006	P34294
Tax Account No. 350314-1-002-0105	P34295
Tax Account No. 350314-1-008-0000	P34305
Tax Account No. 350314-1-008-0109	P34306
Tax Account No. 350314-1-009-0009	P34307

All situate in the County of Skagit, Washington.

All water and water rights used upon or appurtenant to said property, however evidenced, and including water membership and rights in the Blanchard-Edison Water Association, evidenced by stock certificate No. 428 for 1 membership issued to James H. Posey and Betty L. Posey, which membership was assigned to plaintiff or its predecessor in interest for collateral security for the subject loan, and which assignment is evidenced by document entitled Certificate of Water Membership issued on August 8, 1995.

Together with any and all tenements, hereditaments and appurtenances thereunto belonging or used in connection therewith, and including all rents,

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1 issues, profits, buildings and improvements thereon and in all tenements,
2 hereditaments, rights, privileges, easements, rights of way and
3 appurtenances, (including without limitation private roads, grazing
4 privileges, water rights, ditches and conduits and rights of way therefor, all
5 plumbing, lighting, heating, cooling, ventilating, elevating, and irrigating
6 apparatus and other equipment and fixtures, now or hereafter belonging to
7 or used in connection therewith), all of which is hereinafter called the
8 "Property."

9 Said property also subject to:

10 A. Terms and Conditions of Special Use Permit recorded March 29, 1989
11 under Auditor's File No. 8903290022.

12 B. Easement in favor of Blanchard Edison Water Association to install and
13 maintain only a water line from Ershig Road to the East side of the Andy and
14 Annette Iverson property, dated October 1, 1991 and recorded October 14, 1991
15 under Auditor's File No. 9110140029. Note: the exact location of this easement
16 is not described.

17 C. Agricultural Classification: The lands described herein have been classified
18 as farm and agricultural as disclosed by notices recorded November 5, 1971 and
19 February 4, 1972, under Auditor's File Nos. 760170 and 763805, respectively, and
20 are subject to the provisions of RCW 84.34 which include the requirement of a
21 continuation of restricted use in order to continue the present assessment rate. A
22 change in use can cause an increased assessment rate for present and past years.
23 Any sale or transfer of all or a portion of said property requires execution of a
24 Notice of Compliance form attached to the excise tax affidavit.

25 Any sale or transfer of all or a portion of said property requires execution of a
26 Notice of Compliance form by the new owner and submission and approval by the
27 Skagit County Assessor is required before recording. The Assessor may take up
to 15 calendar days to approve, deny or withdraw.

4. All persons who in any manner deal with the above-described real estate
subsequent to the filing of this Lis Pendens will take subject to the rights of the plaintiff as
established in said action.



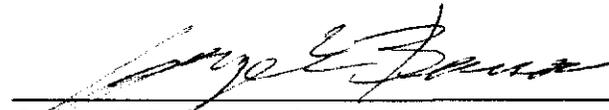
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3 Dated this 22nd day of March, 2004.
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6 

7 George E. Benson, WSBA #8352
8 Keithly, Weed, Graafstra & Benson, P.S., Inc.
9 Attorney for Plaintiff
10 21 Avenue A
11 Snohomish, Washington 98290
12 (360) 568-3119
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27 LIS PENDENS - 6
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