

**Return To:**

**SCHACHT & HICKS**  
1603 South Third Street  
P.O. Box 1165  
Mount Vernon, WA 98273



200506140123  
Skagit County Auditor

6/14/2005 Page 1 of 3 3:16PM

Land Title Co

**DOCUMENT TITLE(S) (or transactions contained herein):**

LIS PENDENS

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

ADDITIONAL REFERENCE NUMBERS  
ON PAGE \_\_\_ OF DOCUMENT

**GRANTOR(S) (Last name, first name and initials):**

1. BRYCE P. SHUTT and MARY T. SENATORE
- 2.
- 3.

ADDITIONAL NAMES ON PAGE \_\_\_ OF  
DOCUMENT

**GRANTEE(S) (Last name, first name and initials):**

1. WES and MILLIE ROSENBACH
- 2.
- 3.

ADDITIONAL NAMES ON PAGE \_\_\_ OF  
DOCUMENT

**LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):**

TRACT 3 OF MV-6-94 RECORDED UNDER AF#9501300001; BEING A  
PORTION OF THE SE1/4 NE1/4 SE1/4 of SEC 16, TWP 34, RNG 4

ADDITIONAL LEGALS ON PAGE \_\_\_ OF  
DOCUMENT

**ASSESSOR'S PARCEL/TAX I.D. NUMBER:**

P107689/340416-4-004-0600

TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE \_\_\_ OF DOCUMENT

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7 SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

8 WES and MILLIE ROSENBACH husband )  
9 and wife, ) NO.05 2 01071-4  
10 Plaintiffs, ) LIS PENDENS  
11 -vs- )

12 PASQUALE J. SENATORE, JR., and JANE DOE )  
13 SENATORE, JR., husband and wife and the )  
14 marital community thereof; ANGELA C. )  
15 SENATORE and JOHN DOE SENATORE, wife and )  
16 husband and the marital community )  
thereof; MARY T. SENATORE and BRYCE P. )  
SHUTT, wife and husband and the marital )  
community composed thereof, )  
Defendants. )

17 NOTICE IS HEREBY GIVEN:

18 1) An action affecting the title to the real property  
19 hereinafter described has been commenced, and is now pending  
20 in the Superior Court of Washington for Skagit County, as  
Cause No. 05 2 01071-4 .

21 2) The Plaintiffs in said action are WES and MILLIE  
22 ROSENBACH and the Defendants herein are BRYCE P. SHUTT and  
MARY T. SENATORE.

23 3) The object of said action is to remove an  
24 encorachment on the following described real property located  
therein, to-wit:

25 TRACT 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-  
26 94, APPROVED JANUARY 27, 1995, AND RECORDED JANUARY  
30, 1995, UNDER AUDITOR'S FILE NO. 9501300001, IN  
VOLUME 11 OF SHORT PLATS, PAGES 177 AND 178,

27  
28 LIS PENDENS - 1



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RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: Any and all easements, restrictions, reservations, rights of way and zoning ordinances, if any, enforceable in law and equity.

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 Plaintiffs as established in said action.

DATED June 7, 2005.

SCHACHT & HICKS, INC., P.S.  
*John W. Hicks*  
JOHN W. HICKS WSBA ID NO. 06691  
Attorney for Plaintiffs

STATE OF WASHINGTON )  
                                                          ) ss.  
COUNTY OF SKAGIT         )

I certify that I know or have satisfactory evidence that JOHN W. HICKS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 7, 2005.



*Deanna Hagg*  
Printed name: Deanna Hagg  
Notary Public in and for the State of Washington, residing at Anacortes.  
My appointment expires: 10-13-08.

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LIES EBNDEMS - 2