



200603230057

Skagit County Auditor

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Document Title: Claim of Lien

Reference Number:

Grantors: Montague Farm, a Washington General Partnership;
John Martin; and Tana Martin

Grantee: Corstone Contractors LLC

Legal Description: See Exhibit A

Assessor's Property Tax Parcel: 330310-0-014-0109

ORIGINAL

CLAIM OF LIEN

Corstone Contractors LLC, claimant, vs Montague Farm, a Washington General Partnership; John Martin; and Tana Martin, name of persons indebted to claimant.

Notice is hereby given that the person named below claims a lien pursuant to Chapter 60.04 RCW. In support of this lien, the following information is submitted:

- 1. **NAME OF LIEN CLAIMANT:** Corstone Contractors LLC
- TELEPHONE NUMBER:** (360) 862-8316
- ADDRESS:** 1824 Bickford Ave.
Post Office Box 2280
Snohomish, Washington 98291

2. DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR, PROVIDE PROFESSIONAL SERVICES, SUPPLY MATERIAL OR EQUIPMENT, OR THE DATE ON WHICH EMPLOYEE BENEFIT CONTRIBUTIONS BECOMES DUE:

October 12, 2004

3. NAME OF PERSON INDEBTED TO THE CLAIMANT: **Montague Farm, a Washington General Partnership; John Martin; and Tana Martin**

4. DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED (Street address, legal description or other information that will reasonably describe the property): **15736 Moore Rd., Mount Vernon, WA 98273**, the legal description of which is believed to be as follows: **See Exhibit A**

5. NAME OF THE OWNER OR REPUTED OWNER (if not known, state "unknown"): **Montague Farm, a Washington General Partnership; John Martin; and Tana Martin**

6. THE LAST DATE ON WHICH LABOR WAS PERFORMED; PROFESSIONAL SERVICES WERE FURNISHED; CONTRIBUTIONS TO AN EMPLOYEE BENEFIT PLAN WERE DUE; OR MATERIAL OR EQUIPMENT WAS FURNISHED: **February 10, 2006**

7. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS: **\$104,959.34, plus interest, lien filing fee, and attorneys' fees**



The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

A portion of Government Lot 6 and of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of said Northwest 1/4 of the Southeast 1/4, which is 2328 feet North of the South quarter corner of said section; thence East parallel with the South line of said section to the East line of said Northwest 1/4 of the Southeast 1/4; thence North along the East line of said Northwest 1/4 of the Southeast 1/4 and of Government Lot 6 to the bank of the North fork of the Skagit River; thence Westerly along the bank of the river to the West line of Government Lot 6; thence South to the point of beginning; EXCEPT the East 20 feet thereof.

A portion of the Northeast 1/4 of the Southwest 1/4 and of Government Lot 7, Section 10, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said Northeast 1/4 of the Southwest 1/4, 264 feet South of the Northeast corner of said Northeast 1/4 of the Southwest 1/4; thence West 331 feet; thence North parallel with the East line of said Northeast 1/4 of the Southwest 1/4 and the East line of Government Lot 7 to the South line of the County road; thence from the South line of said road Easterly to the East line of said Government Lot 7; thence South to the place of beginning.

ALSO EXCEPT from all of the above the following nine described parcels:

1. The 25 foot wide strip of land conveyed to Skagit County for road right-of-way by deed recorded November 3, 1897 in Volume 34 of Deeds, page 157, records of Skagit County.
2. The "Dike right-of-way" referred to in said deed recorded November 3, 1897 in Volume 34 of Deeds, page 157, records of Skagit County.
3. The right-of-way for Diking District No. 13 condemned and taken in Skagit County Cause No. 3054.
4. The 40 foot wide County road right-of-way referred to in said Cause No. 3054.
5. The right-of-way conveyed to Diking District No. 13 by deed recorded April 30, 1903 in Volume 50 of Deeds, page 418.

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6. The 36 foot wide strip of land conveyed to Skagit County for road right-of-way by deed recorded January 19, 1951 under Auditor's File No. 455910 in Volume 243 of Deeds, page 45.
7. The existing and as-built rights-of-way of the County roads known as the Moore Road and the Polson Road along the Northerly and Easterly lines thereof, respectively.
8. The existing and as-built rights-of-way of Diking District No. 13.
9. That portion of Government Lot 6, Section 10, Township 33 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Section 10; thence North 89 degrees 28'02" West, along the South line of said Section 10, 2657.29 feet to the South 1/4 corner of said Section 10, said South 1/4 corner also being South 89 degrees 07'32" East 2659.93 feet from the Southwest corner of said Section 10; thence North 0 degrees 47'04" East along the North-South centerline of said Section 10, 3265.18 feet; thence at a right angle South 89 degrees 12'56" East, 412.41 feet to the true point of beginning; thence North 84 degrees 30'15" East 259.54 feet; thence North 9 degrees 44'30" West 166.36 feet to the Southerly margin of the County road; thence South 86 degrees 55'26" West, along said Southerly margin, 250.12 feet to a point that is North 6 degrees 21'54" West from the true point of beginning; thence South 6 degrees 21'54" East 176.48 feet to the true point of beginning.

THE FOLLOWING DESCRIBED PROPERTY IS INCLUDED IN THIS CONVEYANCE BY QUIT CLAIM ONLY, AND NO WARRANTY IS GIVEN THEREFORE:

The East 300 feet of that portion of Government Lot 6 of Section 10, Township 33 North, Range 3 East, W.M., lying North of the County Road.

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