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Russell Law Offices
76 South Main Street
Seattle, WA 98104-2514



200610300178

Skagit County Auditor

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Document Title:

LIS PENDENS

Reference Number : 200603280056

Grantor(s):

☐ additional grantor names on page ____.

1. ISLAND CONSTRUCTION, INC.

2.

Grantee(s):

☐ additional grantee names on page ____.

1. CHARTER BUILDERS, INC.

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

E 1/2, SE 1/4, NE 1/4, SEC 17, TWP 34N, R4E, WM

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

PARCEL NO. P25889 - TAX ID NO. 340417-1-014-0207

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5 SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

6 RANDY CALLIES and TRISHA CALLIES;
7 COMPLETE PROPERTY MANAGEMENT &
8 INVESTMENT REALTY; HERON STREET
9 PROPERTIES, LTD, LLC; and JOHN and
JANE DOES 1 through 50,

10 Plaintiffs,

11 v.

12 GEORGE P. O'NEAL and JANE DOE
13 O'NEAL, and the marital community thereof;
14 CHARTER BUILDERS, INC., an Idaho
corporation; CARTER BUILDERS, LLC, an
Idaho limited liability company; CBI-BVBI,
LLC, an Idaho limited liability company; and
JOHN and JANE DOES 1 through 50,

15 Defendants.
16

NO. 06-2-34078-7 SEA

LIS PENDENS

17 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending
18 in the Superior Court of the State of Washington for King County upon the complaint of the
19 above-named Plaintiffs against the above-named Defendants and that the action affects title
20 to the real estate situated in Skagit County, Washington, located adjacent to North Laventure
21 Road, Mt. Vernon, Washington 98270, and as more particularly in **Exhibit A** hereto.

22 ABBREV. LEGAL: E 1/2, SE 1/4, NE 1/4, SEC 17, TWP 34N, R4E, WM

23 PARCEL NO: P25889
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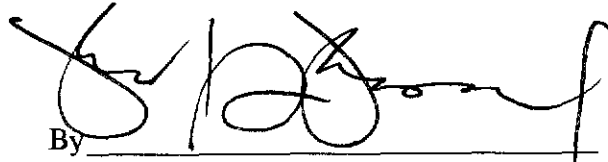
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1 All persons in any manner dealing with the real estate subsequent to the filing hereof will
2 take subject to the rights of the Plaintiff's claims as established in that action.

3 DATED this 25th day of October, 2006.
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7 By 
8 Robie G. Russell, WSBA No. 20579
9 Attorney for Plaintiffs
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EXHIBIT A

PARCEL A

The South 1,122.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 550 feet thereof;

EXCEPT the East 214 thereof;

AND EXCEPT the North 15.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 17;

AND ALSO EXCEPT Tract A of Survey recorded August 4, 1997 under Auditor's File No. 9708040071 in Volume 19 of Surveys, Page 153, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B

The South 1,122.5 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 565.33 feet thereof.

Situated in Skagit County, Washington.

PARCEL C

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The North 285.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated In Skagit County, Washington.

PARCEL D

A non-exclusive easement of ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:

The East 98.5 feet of the West 143.5 feet of the North 250 feet of the South 280 feet of the East



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Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the West 45 feet of the North 250 feet of the South 280 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the East 15 feet of the North 250 feet of the South 280 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL F

A nonexclusive easement for ingress, egress and utilities over and across the West 354.56 feet of the East 568.56 feet of the North 25 feet of the South 1,147.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 17.

Situated in Skagit County, Washington.

PARCEL G

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Southwest corner of the West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence South $87^{\circ}55'03''$ East, 184.03 feet to the Southeast corner of said West 184 feet of the East 214 feet of the North 80 feet of the South 1,182.5 feet;

Thence North $1^{\circ}01'55''$ East, 60.01 feet along the East line thereof to the Northeast corner thereof;

Thence North $87^{\circ}56'03''$ West 90.14 feet along the North line of said South 1,182.5 feet to a point of curvature;

Thence along the arc of said curve concave to the Southeast having a radius of 130.00 feet, through a central angle of $32^{\circ}03'12''$, on arc distance of 72.73 feet to a point of tangency;

Thence South $80^{\circ}01'45''$ West, 0.34 feet to the North line of the South 1,162.5 feet of said subdivision;

Thence North $87^{\circ}55'03''$ West, 24.24 feet along said North line to the West line of said East 214 feet to the North 1,182.5 feet of said subdivision;

Thence South $1^{\circ}01'55''$ West, 40.01 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.

PARCEL H

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Northwest corner of said West 184 feet of the East 214 feet of the South 1,122.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence South $87^{\circ}55'03''$ East, 92.79 feet along the North line of said South 1,122.5 feet to a cusp;

Thence along the arc of a curve concave to the Southeast having a radius of 70.0 feet and an initial



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tangent bearing of North 87°55'03" West, through a central angle of 32°03'12", an arc distance of 39.16 feet to a point of tangency;

Thence South 60°01'45" West, 28.62 feet to a point of curvature;

Thence along the arc of a curve concave to the Northwest having a radius of 130.00 feet; through a central angle of 14°54'00", an arc distance of 33.81 feet to the West line of said East 214 feet of the South 1,1223 feet to the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence North 1°01'55" East 39.90 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.

PARCEL I

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Commencing at the Southeast corner of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

Thence North 01° 01'55" East along the East line of said subdivision a distance of 843.99 feet;

Thence North 81°55'04" West parallel to the South line of said subdivision to a point on a line parallel with and 214.00 feet distance, as measured perpendicularly from said East line of said subdivision, said point being the true point of beginning;

Thence North 87°55'04" West, a distance of 30.01 feet;

Thence South 01° 01'55" West, a distance of 71.60 feet to the beginning of a tangent curve of 95.00 foot radius concave Northeasterly;

Thence Southeasterly through a central angle of 46°49'35" for a distance of 77.64 feet, to a point on the West line of Lot 2 of Mount Vernon Short Plat 4-87, as recorded in Volume B of Short Plats, Page 8, under Auditor's File No. 8712210075, Records of Skagit County, Washington;

Thence North 01°01'55" East along the West line of said Lot 2 and the Northerly projection thereof, a distance of 140.33 feet to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL K

A non-exclusive easement established by document recorded under Auditor's File No. 9510100090, Records of Skagit County, Washington, for ingress, egress and utilities over and across the South 30 feet of Lot 2 of Mount Vernon Short Plat No. MV-4-87, approved December 17, 1987 and recorded December 21, 1987, as Auditor's File No. 8712210075, in Volume 8 of Short Plats, Page 8, Records of Skagit County; being a portion of the East Half of the Southeast Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across both the South 15 feet of Lot 1 of said short plat, and the North 15 feet of the South 45 feet of Lot 2 of said Short Plat.

Situated in Skagit County, Washington.



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