



200801230134

Skagit County Auditor

1/23/2008 Page 1 of 5 2:50PM

Return Address:

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

Document Title: Lis Pendens

Reference Number of Related Document: Mortgage Filing No. 200105210214

Grantor: Heaton, Lyle and Mary Ann
(Other defendants listed on pages 2 and 3.)

Grantee: Northwest Farm Credit Services, FLCA, a corporation

Legal Description: Ptn SE 1/4 of SE 1/4, 21-35-4E WM
(Full legal description found on page 3.)

Assessor's Tax Parcel Numbers: 350421-4-005-0007, Property I.D. No. P37038;
350421-4-006-0006, Property I.D. No. P37039

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SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2008 JAN 23 PM 2:47

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.

LYLE HEATON, also known as LYLE D.)
HEATON, and JANE DOE HEATON,)
husband and wife, and their marital)
community; MARYANN MEYER, formerly)
known as MARYANN HEATON, also known)
and who acquired title as MARY ANN)
HEATON, formerly also known as)
MARYANN F. HEATON, and JOHN DOE)
MEYER, wife and husband, and their marital)
community; LAND TITLE INSURANCE)
COMPANY, a corporation; and OCCUPANTS)
NUMBERS 1 through 20,

Defendants.

08 2 00157 4

NO.

LIS PENDENS

NOTICE IS HEREBY GIVEN:

1. An action affecting the title to the real property hereinafter described has been commenced, and is now pending in the Superior Court of the State of Washington for Skagit County, as Cause No. 08 2 00157 4.

LIS PENDENS - 1
HEATON.LIS/0214912



200801230134
Skagit County Auditor

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2. The plaintiff in said action is Northwest Farm Credit Services, FFLCA, a corporation. The defendants are Lyle Heaton, also known as Lyle D. Heaton, and Jane Doe Heaton, husband and wife, and their marital community, Maryann Meyer, formerly known as Maryann Heaton, also known and who acquired title as Mary Ann Heaton, formerly also known as Maryann F. Heaton, and John Doe Meyer, wife and husband, and their marital community, Land Title Insurance Company, a corporation, and Occupants Numbers 1 through 20.

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

The North 1/2 of the Southeast 1/4 of the Southeast 1/4, Section 21, Township 35 North, Range 4 East, W.M., EXCEPT that portion lying within the boundaries of the as built and existing County road commonly known as District Line Road, AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Section 21; thence North 0 degrees 39 minutes 30 seconds East along the East line of said Section, a distance of 830.00 feet to the true point of beginning; thence North 89 degrees 20 minutes 30 seconds West a distance of 147.58 feet; thence North 0 degrees 39 minutes 30 seconds East a distance of 147.58 feet; thence South 89 degrees 20 minutes 30 seconds East a distance of 147.58 feet to the East line of said Section 21; thence South 0 degrees 39 minutes 30 seconds West a distance of 147.58 feet to the true point of beginning, EXCEPT the East 20 feet for County road right of way.

Situate in the County of Skagit, State of Washington.

Tax Account Nos. 350421-4-005-0007; Property I.D. No. P37038; and 350421-4-006-0006; Property I.D. No. P37039

All water and water rights used upon or appurtenant to said property, however evidenced.



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

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Said property also subject to:

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A. Easement and water line agreement affecting a portion of said
premises and for the purposes stated therein, and incidental purposes, for
the right to take water from a well and an easement for pipe line to same
in favor of Jack Power, recorded June 2, 1975, under Auditor's File No.
818230, affecting a strip of land approximately 5 feet in width lying within
the North ½ of the North ½ of the Southeast 1/4 of the Southeast 1/4 of
Section 21, Township 35, Range 4 East, W.M. Said well and pipeline are
approximately 147 feet from the East line of said property, running
approximately parallel to District Line Road.

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B. Easement and the terms and conditions thereof in favor of Puget
Sound Power & Light Company, a Washington corporation, for the
purpose of the right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution lines, of
undisclosed date, and recorded December 1, 1981 under Auditor's File
No. 8112010006, affecting an area as follows: A right of way 10 feet in
width having 5 feet of such width on each side of a centerline described as
follows: Being located on the above described property beginning at a
point on the East line that is approximately 34 feet North of the Southeast
corner thereof; thence North 83 degrees West, approximately 350 feet to
its terminus.

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C. Lot certification and the terms and conditions thereof recorded
April 16, 2001 under Auditor's File No. 200104160113.

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D. The lands described herein have been classified as farm and
agricultural as disclosed by notice recorded January 18, 1972, under
Auditor's File No. 763092, and are subject to the provisions of RCW 84.34
which include the requirement of a continuation of restricted use in order
to continue the present assessment rate. A change in use can cause an
increased assessment rate for present and past years. Any sale or transfer

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of all or a portion of said property requires execution of a Notice of
Compliance form attached to the excise tax affidavit.

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1. 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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1. Dated this 23 day of January, 2008.

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George E. Benson, WSBA #8352
Weed, Graafstra & Benson, P.S., Inc.
Attorney for Plaintiff
21 Avenue A
Snohomish, Washington 98290
(360) 568-3119

