



200903090125

Skagit County Auditor

3/9/2009 Page

1 of

5 12:20PM

Document Title:

Lis Pendens

Reference Number :Grantor(s):☐ additional grantor names on page ____

1. Frank Morris Hansen

2. Barbara Ann Hansen

Grantee(s):☐ additional grantee names on page ____

1. Walter J. Petersen

2. Frances L. Petersen

Abbreviated legal description:☐ full legal on page(s) ____

Prtn of Lots 1, 3, and 4 of Skagit County Short Plat no. 19-85

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

P115536

I, Christine Knoke, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$19.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Christine Knoke

Dated

3/6/09

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY WA
2009 FEB 27 AM 10:01

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

WALTER J. PETERSEN and FRANCES L.
PETERSEN, as Trustees of the Petersen
Family Trust,

Plaintiffs,

v.

FRANK MORRIS HANSEN and BARBARA
ANN E. HANSEN, as Trustees for the Hansen
Family Trust,

Defendants.

No. **09 2 00474 1**

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Superior Court of the State of Washington for Skagit County upon the Complaint of Walter J. Petersen and Frances L. Petersen, Plaintiffs, against the above-named Defendants; that the object of that action is to quiet title by adverse possession and appropriate the real property and any other interest therein as described below.

Lis Pendens - 1



200903090125
Skagit County Auditor

1 That this action affects title to the following described real estate situated in Pierce
2 County, Washington, to-wit:

3 Parcel A:

4 All that portion of Lots 1, 3, and 4 of Skagit County Short Plat no. 19-85 as
5 approved June 7, 1985, and recorded June 10, 1985, in Volume 7 of Short
6 Plats, pages 24 and 25, under Auditor's File No. 85067100021, records of
7 Skagit County, Washington; being a portion of the East Half of the
8 Southwest Quarter of Section 35, Township 35 North, Range 1 East of the
9 Willamette Meridian, described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Southwest
Quarter of said Section 35;

Thence South 89°03'10" West along the South line of the Northeast Quarter
of the Southwest Quarter for 570 feet to the true point of beginning;

Thence North 49°0'0" East for 761.22 feet to the East line of the Northeast
Quarter of the Southwest Quarter;

Thence North 0°32'05" East along the East line thereof to the Northeast
corner of said Northeast Quarter of the Southwest Quarter;

Thence South 89°55'50" West along the North line of the Northeast Quarter
of the Southwest Quarter for 1,337.85 feet to the Northwest corner of said
subdivision;

Thence South 0°13'27" East along the West line thereof for 61.66 feet to the
Northerly line of Spinnaker Lane as set forth on the Plat of The Pointe Div.
No. 3;

Thence South 78°36'29" East 73.01 feet to the Northeasterly corner of said
Lane;

Thence South 4°58'33" West along the Easterly line thereof and Coronado
Boulevard as set forth on the face of the Plate of The Pointe Div. No. 2 for
96.08 feet to a point on a curve to the right having central angle of 4°43'40",
and a radius of 265 feet, for a distance of 21.87 feet to the most Northerly
corner of Lot 4 of said plat;

Thence South 62°23'39" East for 141 feet to the Northeast corner of that
certain tract conveyed to James R. Soltz by deed recorded under Auditor's
File No. 9007240067;

Thence South 28°29'02" East for 27.93 feet;

Thence South 2°28'54" West for 114.09 feet to an intersection with the
Northeasterly line of Parcel B as set forth in a deed to Jack Bollerud and E.
Dorothy Bollerud recorded under Auditor's File No. 88.03280055, records
of Skagit County, Washington;

25 Lis Pendens - 2



200903090125
Skagit County Auditor

1 Thence South 57°07'48" East along the Northerly line of said Bollerud Tract
for 41.6 feet;

2 Thence South 31°59'43" West 40 feet to the Northwesterly corner of Tract B
of the Plat of The Point at Vista San Juan Div. No. 1;

3 Thence South 58°00'17" East 30 feet to the Westerly line of that certain tract
4 conveyed to Don L. Robertson, Trustee for the Robertson Family Trust by
deed recorded under Auditor's File No. 8811300083, records of Skagit
5 County, Washington;

6 Thence North 31°59'43" East 40.0 feet;

7 Thence South 57°07'48" East 65 feet;

8 Thence South 03°44'10" East 194.64 feet to the Southeast Corner of that
certain tract conveyed to Don L. Robertson, Trustee for the Robertson
Family Trust by deed recorded under Auditor's File No. 8811300081,
9 records of Skagit County, Washington;

10 Thence South 88°29'34" West along the South line of said Robertson Tract
9.14 feet to the Northeast corner of that certain tract conveyed to Rancho
San Juan, Inc., by deed recorded under Auditor's File No. 8803010037,
11 records of Skagit County, Washington;

12 Thence South 7°08'18" East 120.5 feet to the Northeast corner of Tract C of
the Plat of The Pointe at Vista San Juan No. 1;

13 Thence South 2°47'23" East along the Easterly line of said plat for 315.51
feet;

14 Thence South 56°11'21" West for 75.98 feet;

15 Thence North 45°06'54" West 51.6 feet to the Easterly line of Lot 3 of
Survey recorded in Volume 6 of Surveys, page 216;

16 Thence South 20°0' West 55.57 feet;

17 Thence South 30°0' East 43.5 feet to the most Easterly corner of said Lot 3;

18 Thence South 50°51'23" West 99.74 feet to the most Easterly corner of Lot
1 of said Survey;

19 Thence South 47°34'27" West 80.10 feet to an intersection with the
Northeasterly line of Lot 4 of the Plat of The Pointe at Vista San Juan Div.
No. 1;

20 Thence South 58°20'45" East along said line for 25.18 feet to the most
Easterly corner of said Lot 4;

21 Thence South 37°27'51" West 85.7 feet;

22 Thence South 68°01'29" West for 77.72 feet to the West line of the
Southeast Quarter of the Southwest Quarter of Section 35 , Township 35
23 North, Range 1 East of the Willamette Meridian;

24
25 **Lis Pendens - 3**



200903090125
Skagit County Auditor

1 Thence South along said West line to the Southwest corner of the North
2 Half of the North Half of the Southeast Quarter of the Southwest Quarter of
said Section 35;

3 Thence North 88°49'47" East along the South line of said subdivision for
180 feet;

4 Thence North 46°43'51" East 506.26 feet to the North line of the Southeast
Quarter of the Southwest Quarter of said Section 35;

5 Thence North 89°03'10" East along said line 200.12 feet to the point of
beginning ;

6 EXCEPT all that portion thereof lying within the South Half of the
7 Southwest Quarter of said Section 35, Township 35 North, Range 1 East of
the Willamette Meridian.

8 Situated in Skagit County, Washington.

9 Parcel B:

10 All that portion of Lot 4 of Skagit County Short Plat No. 91-049 as approved
May 19, 1993, and recorded May 28, 1993, in Volume 10 of Short Plats,
11 page 199, under Auditor's File No. 9305280028, records of Skagit County,
Washington, lying within the South Half of the Southwest Quarter of
12 Section 35, Township 35 North, Range 1 East of the Willamette Meridian;
and lying East of the East line of Government Lot 2.

13 Situated in Skagit County, Washington

14 All persons in any manner dealing with the real estate subsequent to the filing hereof
15 will take subject to the rights of Plaintiffs as established in this action.

16 DATED this 10th day of February, 2009.

17 Respectfully submitted,

18 WILLIAMS & WILLIAMS, PSC
19 - Of Counsel

20 By: 

21 Richard W. Pierson, WSBA 3884
22 Attorney for Plaintiffs

