



201003250064

Skagit County Auditor

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SUPERIOR COURT OF WASHINGTON IN AND FOR SKAGIT COUNTY

SCHEMMER ENGINEERING, INC., and  
JAMES A. SCHEMMER,

Plaintiffs,

v.

RICHARD JOHNSON and JANE DOE  
JOHNSON, husband and wife,

Defendants.

No. 10-2-00332-3

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 plaintiffs, SCHEMMER ENGINEERING, INC., and JAMES A. SCHEMMER, against the defendants, RICHARD JOHNSON and JANE DOE JOHNSON, husband and wife, and that the object of that action is judicial foreclosure based on a duly recorded Claim of Lien and debt collection based on breach of contract for failure to pay for professional services provided by plaintiffs and used by defendants used to improve the parcel of real estate referenced below.

**NOTICE IS FURTHER GIVEN** that this action affects title to real estate situated in Skagit County, Washington, legally described as follows:

LOT 1 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AF#200708140131  
AKA LOT 1 AND 2, BLOCK 5, EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT  
COUNTY, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 13, RECORDS OF  
SKAGIT COUNTY, WASHINGTON; EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF  
LOT 1, BLOCK 5, EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, AS  
PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 13, RECORDS OF SKAGIT

LIS PENDENS - 1

Schemmer Engineering, Inc.

3014 Commercial Ave., Suite C  
ANACORTES, WASHINGTON 98221  
PHONE (360) 293-9006  
FACSIMILE (360) 293-4051  
jim.schemmer@schemmereng.com

COUNTY, WASHINGTON; THENCE NORTH 89 DEGREES 42' 18" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET; THENCE NORTH 45 DEGREES 17' 25" EAST, A DISTANCE OF 14.14 FEET; THENCE NORTH 00 DEGREES 17' 08" EAST, A DISTANCE OF 55.00 FEET; THENCE NORTH 89 DEGREES 42' 18" WEST, A DISTANCE OF 90.25 FEET; THENCE NORTH 00 DEGREES 32' 37" EAST, A DISTANCE OF 65.74 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 08 DEGREES 21' 58" EAST, A DISTANCE OF 75.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 04' 17" AND AN ARC DISTANCE OF 10.57 FEET; THENCE SOUTH 89 DEGREES 42' 18" EAST, A DISTANCE OF 64.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59' 26" AND AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 WHICH IS 105.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 17' 08" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

and all persons in any manner dealing with the real estate subsequent to the filing hereof will take subject to the rights of the plaintiff in this action.

DATED this 25 day of March, 2010.

SCHEMMER ENGINEERING, INC.

By James A. Schimmer  
James A. Schimmer, President

### CERTIFICATE

I certify that I mailed a copy of the foregoing Lis Pendens to RICHARD JOHNSON and JANE DOE JOHNSON (plaintiffs), at 5763 Honeysuckle Lane, Marblemount, Washington 98267, postage prepaid, on 3/25/2010.

[Name] James A. Schimmer

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