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2 REQUEST OF/RETURN TO:  
3 Skagit Law Group, PLLC  
4 P. O. Box 336 / 227 Freeway Drive  
5 Mount Vernon, WA 98273



201006170045  
Skagit County Auditor

6/17/2010 Page 1 of 4 11:15AM

7 **Document Title:**

LIS PENDENS

8 **Grantor(s):**

9 ROGER E. PEDERSON and MARSHA K.  
10 PEDERSON, husband and wife, and the marital  
11 community composed thereof;  
12 SKAGIT COUNTY, a municipal corporation;  
13 All other persons or parties unknown claiming any  
14 right, title estate, lien, or interest in the real estate  
15 described in the Complaint herein

16 **Grantee (s):**

THOMAS J. DODD, a married man as his  
separate property

17 **Additional Grantor(s) on page(s):**

18 **Additional Grantee(s) on page(s):**

19 **Abbreviated Legal:**

Ptn Gov Lots 1 and 2, S30,T35N, R3E W.M

20 **Additional Legal on page(s):**

Page 2 of the attached Lis Pendens

21 **Assessor's Tax Parcel No.:**

P35022 / 350330-0-040-0002

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THOMAS J. DODD, a married man as his  
separate property,

Plaintiff,

vs.

ROGER E. PEDERSON and MARSHA K.  
PEDERSON, husband and wife, and the  
marital community composed thereof,  
SKAGIT COUNTY, a municipal  
corporation, and ALL OTHER PERSONS  
OR PARTIES UNKNOWN CLAIMING  
ANY RIGHT, TITLE, ESTATE, LIEN OR  
INTEREST IN THE REAL ESTATE  
DESCRIBED IN THE COMPLAINT  
HEREIN,

Defendants.

Case No.: **10 2 01101 6**

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced in the above-entitled  
court upon the Complaint of the Plaintiff above-named against the above-named Defendants;  
that the object of that action is to establish and quiet Plaintiff's title in and to the lands and  
premises hereinafter described against the claim of the Defendants and any of them, and to bar  
the Defendants and each of them from having or asserting any right, title, estate, lien, or interest

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**Skagit Law Group, PLLC**

Post Office Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, Washington 98273

Telephone: 360.336.1000 - Facsimile: 360.336.6690

1 in or to said lands and premises adverse to Plaintiff's fee simple title thereto; and that the action  
2 affects title to the following described real estate situated in Skagit County, Washington, to wit:

3 That portion of Government Lots One (1) and Two (2) of Section 30,  
4 Township 35North, Range 3E W.M., described as follows:

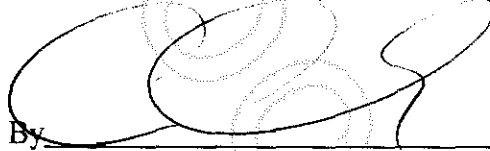
5 Beginning at the North quarter corner of said Section 30;  
6 thence South 1302.52 feet;  
7 thence West to the West side of the County Road (known as Edison-  
8 Bayview Road) and the true point of beginning;  
9 thence South 70 feet;  
10 thence West to the meander line;  
11 thence North along said meander line to a point West of the True Point of  
12 Beginning;  
13 thence East to the true point of beginning.

14 TOGETHER WITH an easement for roadway 10 feet wide over the tract  
15 adjoining on the North, said 10 foot easement being the Southerly extension  
16 of the existing private road running along the base of the hill, where said  
17 road intersects the North line of the property adjoining on the North and  
18 extending seventy feet to the South line of said tract adjoining on the North.

19 Situate in the County of Skagit, State of Washington.

20 DATED this 16<sup>th</sup> day of June, 2010.

21 SKAGIT LAW GROUP, PLLC

22 

23 By \_\_\_\_\_  
24 CRAIG E. CAMMOCK, WSBA #24185  
25 Attorney for Plaintiff

26 STATE OF WASHINGTON )  
27 )  
28 COUNTY OF SKAGIT )

ss.

29 I certify that I know or have satisfactory evidence that Craig E. Cammock is the person  
30 who appeared before me, and said person acknowledged that he signed this instrument, on oath  
31 stated that he was authorized to execute the instrument and acknowledged it as a Member of

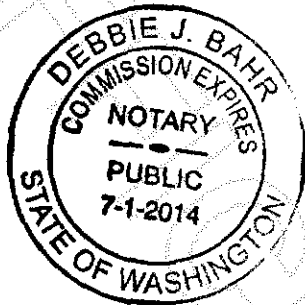
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1 Skagit Law Group, PLLC, a Washington professional liability company, to be the free and  
2 voluntary act for such party for the uses and purposes mentioned in the instrument.

3 DATED: June 16, 2010.



Debbie J. Bahr  
NOTARY PUBLIC  
Printed Name: Debbie J. Bahr  
My Commission Expires: 07/01/2014



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