



201106150049  
Skagit County Auditor

6/15/2011 Page 1 of 4 10:40AM

Return Document to:

JEFFERY J. SOLOMON  
BELCHER SWANSON LAW FIRM, PLLC  
900 Dupont Street  
Bellingham, WA 98225

Document Title: Amended Lis Pendens  
Grantor: Hansell/Mitzel, LLC, a Washington limited liability company, Dan. R. Mitzel and Patricia R. Burklund, husband and wife, Jeffrey D. Hansell and Jane Doe Hansell, husband and wife, State of Washington, Department of Employment Security, John Deere Landscape, Inc., a Washington corporation and Evergreen Financial Services, Inc., a Washington corporation.  
Grantees: Bank of the Pacific  
Abbreviated Legal Description: Lot 106A and ptn. of Lots 142 and 143 "Thunderbird East Fourth Addition".  
Tax Parcel Number: 4476-000-106-0000 - P83212

AF No: 201102250042

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

BANK OF THE PACIFIC, a Washington  
corporation,

NO. 11-2-00390-9

Plaintiff,

vs.

HANSELL/MITZEL, LLC, a Washington  
limited liability company, DAN R. MITZEL  
and PATRICIA R. BURKLUND, husband  
and wife and marital community  
comprised thereof, and JEFFREY D.  
HANSELL and JANE DOE HANSELL,  
husband and wife and the marital  
community comprised thereof, STATE OF  
WASHINGTON, DEPARTMENT OF  
EMPLOYMENT SECURITY, JOHN  
DEERE LANDSCAPE INC., a Washington  
corporation, EVERGREEN FINANCIAL  
SERVICES, INC., a Washington  
corporation,

AMENDED  
LIS PENDENS

Defendants.

**NOTICE IS HEREBY GIVEN** that an action has been commenced and is now pending in the Superior Court of the State of Washington for Skagit County upon the Complaint of Plaintiff Bank of the Pacific ("BOP") against Defendants Hansell/Mitzel, LLC, Dan R. Mitzel, Patricia R. Burklund, Jeffrey Hansell, Jane Doe Hansell, State of Washington, Department of Employment Security, John Deere Landscaping, Inc. and Evergreen Financial Services, Inc.; and that the object of that written action is to foreclose of a Deed of Trust by Plaintiff BOP.

This Amended Lis Pendens modifies that certain Lis Pendens dated February 24, 2011 and recorded on February 25, 2011 under Skagit County Auditor's File No. 201102250042. This amendment is filed to add the legal description of the affected property that was erroneously omitted from the Lis Pendens.

This action affects title to the real property situated in Skagit County, Washington, described as set forth in Exhibit "A".

All persons in any manner dealing with the above-described real property, subsequent to the filing of this notice, will take subject to the rights of Plaintiff as established in that action.

**DATED** this 14 day of June 2011.

  
JEFFERY J. SOLOMON, WSBA #29722  
Attorney for Plaintiff Bank of the Pacific

AMENDED LIS PENDENS - 2



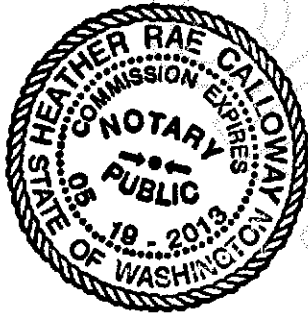
201106150049

Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF WHATCOM )

On this 14 day of June 2011 before me personally appeared JEFFERY J. SOLOMON, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Heather Calloway  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellingham.  
MY COMMISSION EXPIRES 5/19/13.

AMENDED LIS PENDENS - 3



201106150049  
Skagit County Auditor

**EXHIBIT A**

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 106-A and those portions of Lots 142 and 143, "PLAT OF THUNDERBIRD EAST FOURTH ADDITION", recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 142, Plat of "THUNDERBIRD EAST FOURTH ADDITION", thence North 73 degrees 10' 56" East along the North line of said Lot 142 for a distance of 100.40 feet, more or less, to a Northeast corner thereof, being a point on a non-tangent curve; thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 16 degrees 49' 04" East, a radius of 50.00 feet, through a central angle of 79 degrees 04' 55" an arc distance of 69.01 feet, more or less, to a Northeast corner of said Lot 142, also being the Northwest corner of that certain parcel described on Quit Claim Deed to John S. Milnor, a single man, and Danya R. Johnson, a single woman, recorded under Skagit County Auditor's File No. 9510120073; thence continuing along said curve to the left, having a radius of 50.00 feet, through a central angle of 12 degrees 03' 22" an arc distance of 10.52 feet, more or less, to the Northeast corner of said Milnor parcel; thence South 0 degrees 23' 10" West along the East line of said Milnor parcel for a distance of 60.00 feet; thence South 89 degrees 35' 33" West for a distance of 120.00 feet; thence South 44 degrees 52' 13" West for a distance of 68.18 feet, more or less, to the Southeast corner of Lot 106-A said Plat of "THUNDERBIRD EAST FOURTH ADDITION" at a point bearing South 4 degrees 36' 16" West from the POINT OF BEGINNING; thence North 4 degrees 36' 16" East along the East line of said Lot 106-A, also being the West line of said Lot 142, for a distance of 113.59 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH an undivided  $\frac{1}{2}$  interest in that portion of the vacated cul-de-sac adjoining said Lots 142 and 143 that has reverted thereto by operation of law.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the following described property:

Commencing at the Northwest corner of said Lot 143, being a point of curvature concave to the Northwest; thence along the arc of said curve to the left having an initial tangent bearing of North 84 degrees 05' 57" East, a radius of 50.00 feet, through a central angle of 12 degrees 03' 22", an arc distance of 10.52 feet to the True Point of Beginning; thence South 0 degrees 23' 10" West, a distance of 60.00 feet; thence North 73 degrees 10' 56" East to a point on a line parallel with and 20.00 feet Easterly (as measured perpendicular) of the first course described herein; thence North 0 degrees 23' 10" East along said parallel line to a point of curvature on the North line of said Lot 143; thence along the arc of said curve to the right concave to the Northwest, having an initial tangent bearing of South 44 degrees 46' 01" West, a radius of 50.00 feet, through a central angle of 27 degrees 16' 34", a arc distance of 23.80 feet to the True Point of Beginning.



201106150049  
Skagit County Auditor