



201211210021
Skagit County Auditor

11/21/2012 Page 1 of 3 10:26AM

AFTER RECORDING MAIL TO:

JACOB COHEN
Post Office Box 889
Oak Harbor, WA 98277

Document Title(s):

1. Lis Pendens

Grantor(s): (Last name first, then first and initial)

John Zimmerman and Debra Zimmerman, husband and wife

Grantee(s): (Last name first, then first and initial)

James Wibbelmann, an unmarried person,

Legal Descriptions as follows:

TAX 7-8: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 728.36 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST 109.84 FEET; THENCE NORTH 75 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO WILLIAM J. MONK AND MARIE A. MONK, HUSBAND AND WIFE, BY INSTRUMENT RECORDED FEBRUARY 28, 1968, UNDER AUDITOR'S FILE NO. 710764; THENCE EAST 109.84 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION, 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THE EAST 25 FEET THEREOF, CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED RECORDED APRIL 21, 1971, AS AUDITOR'S FILE NO.751464.

Tax Parcel Account No. 340417-0-036-0005

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4 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
5 FOR SKAGIT COUNTY
6

7 JOHN ZIMMERMAN and DEBRA
8 ZIMMERMAN, h/w

) NO. 12-2-01557-3

) LIS PENDENS

9 Plaintiffs,

10 vs.

11 JAMES WIBBELMANN, an unmarried
12 person,

Defendant.

13 **NOTICE IS HEREBY GIVEN** that an action has been instituted and is now pending in the
14 Superior Court of the state of Washington for Skagit County upon the counterclaim of the
15 Defendant herein, against the above named Plaintiffs, and that the object of the action is to cancel
16 the deed and restore and quiet title into 2-Jay's 1109 LLC in the following real properties, and
that the action affects title to the following described real properties situated in Skagit County,
Washington, to wit:

17 SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY
18 THIS REFERENCE AS IF FULLY SET FORTH HEREIN.

19 Tax Parcel Account No. 340417-0-036-0005

20 and all persons in any manner dealing with the real estate subsequent to the filing hereof will
21 take subject to the rights of the Defendant as established in that action.

22
23 
24 JACOB COHEN, WSBA No. 5070
Attorney for Defendant



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UNOFFICIAL DOCUMENT

Exhibit A

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 728.36 feet North of the Southeast corner of said subdivision; thence West 109.84 feet; thence North 75 feet, more or less, to the South line of that certain tract of land as conveyed to William J. Monk and Marie A. Monk, husband and wife, by instrument recorded February 28, 1968, under Auditor's File No. 710764; thence East 109.84 feet, more or less, to the East line of said subdivision; thence Southerly along the East line of said subdivision, 75 feet, more or less, to the point of beginning, EXCEPT the East 25 feet thereof, conveyed to the City of Mount Vernon for street purposes by deed recorded April 21, 1971, as Auditor's File No. 751464.

Subject to covenants, conditions, restrictions and easements, if any.



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