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Skagit County Auditor

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Document Title:

Lis Pendens

Reference Number :

12-2-02237-5

Grantor(s):

☐ additional grantor names on page ____

1. City of Mount Vernon
- 2.

Grantee(s):

☐ additional grantee names on page ____

1. The Loyal Order of moose
2. Skagit State Bank

Abbreviated legal description:

☐ full legal on page(s) ____

19-34-04 GL6 SE SE

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

26530

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6 SUPERIOR COURT OF WASHINGTON IN AND FOR SKAGIT COUNTY

7
8 In The Matter of the Petition of the City of Mount
9 Vernon to acquire by condemnation certain
10 property and property rights for the improvements
11 of the City's Downtown Flood Protection System
12 and Associated Recreational Amenities, as
13 Contemplated by City of Mount Vernon Ordinance
14 No. 3585.

15 *[In re City of Mount Vernon-Downtown Flood*
16 *Project (P26530)- Loyal Order of the Moose No.*
17 *1640]*

No. 12-2-02237-5

LIS PENDENS

18 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in
19 the Superior Court of the State of Washington for Skagit County, upon the Summons and Petition
20 of the City of Mount Vernon, a municipal corporation, against the persons, firms and
21 corporations listed in Exhibit B attached hereto.

22 Said action is to condemn, appropriate, take and damage certain property and property
23 rights for a public purpose, to wit: the acquisition of interests in real property for the City's
24 Downtown Flood Project, including the construction, improvement and expansion of the
25 downtown system of levees, floodwalls, and certain recreational amenities located in the City of
26 Mount Vernon, Washington. Said action affects title to the real estate situated in Skagit County,
Washington, described in Exhibit A attached hereto.

DATED this 21st day of November, 2012.

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Kevin Rogerson, WSBA # 31664
City Attorney for City of Mount Vernon

LIS PENDENS - 1



201211210070

Skagit County Auditor

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CITY OF MOUNT VERNON
PO Box 809
910 CLEVELAND AVENUE
MOUNT VERNON, WA 98273 ♦360-336-6203

EXHIBIT "A"
(P26530)

That portion of Government Lot 6 and the Southeast ¼ of the Southeast ¼ of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West side of First Street in "RIVERSIDE ADDITION TO MOUNT VERNON", at the intersection of the North line of Broadway Street, if extended, with the West line of First Street; thence North 20° East along the West line of said First Street 85 feet to the true point of beginning; thence North 20° East along the West line of said First Street 85 feet; thence Westerly at right angles with said First Street to the bank of the Skagit River; thence Southerly along the bank of said river to a point North 70° West of the point of beginning; thence South 70° East to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



201211210070

Skagit County Auditor

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LIS PENDENS - 2

CITY OF MOUNT VERNON
PO Box 809
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EXHIBIT "B"

The public records of Skagit City and records in possession of the City disclose that the following persons have an interest in the real property (described more fully in Exhibit A) to be taken by the City an action has been instituted against them. The parenthetical references are for information only, and do not constitute an admission or acknowledgement of a party's interest.

Parcel No. 26530

Mount Vernon (Washington) Lodge No. 1640, The Loyal Order of Moose
(fee simple estate);
Skagit County (easement);
Skagit State Bank (UCC security interest in fixtures and goods);
Skagit County (for general taxation purposes only); and

All other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the Petition herein, pursuant to RCW 4.28.150.



201211210070
Skagit County Auditor

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LIS PENDENS - 3

CITY OF MOUNT VERNON
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