

WHEN RECORDED RETURN TO

Gregory R. Fox
LANE POWELL PC
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338



201211270024
Skagit County Auditor

11/27/2012 Page 1 of 10 12:11PM

Washington State Recorder's Cover Sheet (RCW 65.01)

Document Title: Lis Pendens		FIRST AM 4475366 10/81	
Reference Number(s) of Related Documents: N/A			
Grantor(s): 1. HANSELL/MITZEL, LLC			
Grantee(s): 1. WASHINGTON FEDERAL			
Abbreviated Legal Description(s): Div II, III, VI & VII of "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT" and Future Div I and Tracts 900 & 901 of "HIGHLAND GREENS LU 04-093, FINAL PLAT OF DIVISION V" Lots 1-20 and 79-114 of Div. I of "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT" nka Future Div. I of "HIGHLAND GREENS LU 04-093, FINAL PLAT OF DIVISION V" Lots 14 and 28, "PLAT OF NORTH HILL PUD"; Units 33A, 33B and 34B, "NORTH HILL TOWNHOMES, PHASE I, A CONDOMINIUM; Units 35A, 35B, 36A, 36B, 37A and 37B, "FIRST AMENDMENT NORTH HILL TOWNHOMES"; and Unit 39A, "SECOND AMENDMENT NORTH HILL TOWNHOMES" <input checked="" type="checkbox"/> Additional legal on Exhibits A, B, and C of document.			
Assessor's Property Tax Parcel/Account Numbers: 34040940050600; 34040940050800; 49540009990000; 34040940050700; 49540009000000; 49540009010000; 49540009990000; 49320000330000; 49320000330100; 49320000340100; 49780000350000; 49780000350100; 49780000360000; 49780000360100; 49780000370000; 49780000370100; 49320009990000; 49780009990000; 49790000390000; 48550000280000			

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

WASHINGTON FEDERAL, a federally
chartered savings association,

Plaintiff,

v.

HANSELL/MITZEL, LLC, a Washington
limited liability company; JEFFREY D.
HANSELL, individually and the marital
community comprised of JEFFREY D.
HANSELL and "JANE DOE" HANSELL,
husband and wife; DANIEL R. MITZEL,
individually and the marital community
comprised of DANIEL R. MITZEL and
PATRICIA R. BURKLUND, husband and
wife; PATRICIA R. BURKLUND,
individually; STATE OF WASHINGTON
EMPLOYMENT SECURITY
DEPARTMENT; HIGHLAND GREENS
HOMEOWNERS ASSOCIATION, an
association; NORTH HILL PUD
HOMEOWNERS ASSOCIATION, a
Washington association; NORTH HILL
TOWNHOMES OWNERS ASSOCIATION, a
Washington association; GERALD
HAMBURG and MARGE A. HAMBURG,
individually, and the marital community
comprised thereof; EUGENE R. MARBLE and
JOAN MARIE MARBLE, individually, and the
marital community comprised thereof; OLAF
A. GILDNESS and GAYLE GILDNESS,
individually, and the marital community
comprised thereof,

Defendants.

No. 12-2-00022-3

LIS PENDENS

LIS PENDENS - 1

114934.0079/5474929.2



201211270024

Skagit County Auditor

11/27/2012 Page

2 of 10 12:11PM

LANE POWELL PC
1420 FIFTH AVENUE, SUITE 4100
SE, WASHINGTON 98101-2338
223.7000 FAX: 206.223.7107

1 NOTICE IS HEREBY GIVEN that Washington Federal, a federally chartered savings
2 association, the Plaintiff in the above-captioned action, has commenced an action against the
3 above-named Defendants in the Superior Court for Skagit County by filing a Summons and
4 Complaint for Monies Due on January 5, 2012 [Dkt. 2], as amended pursuant to that *Amended*
5 Complaint for Monies Due on Promissory Notes and Guaranties, Appointment of Receiver
6 over North Hills, and to Foreclose Deeds of Trust filed on November 20, 2012 [Dkt. 7]. This
7 is notice of the pendency of said action. The names of the parties to said action are set forth
8 above. The object of the action is to foreclose the following deeds of trust: (i) a Construction
9 Deed of Trust recorded on October 12, 2005 in the Official Records of Skagit County,
10 Washington under Instrument No. 200510120147 (together with all modifications thereto, the
11 "Highland Greens 2005 Deed of Trust"); (ii) a Construction Deed of Trust recorded on June
12 21, 2007 in the Official Records of Skagit County, Washington under Instrument No.
13 200706210084 (together with all modifications thereto, the "Highland Greens 2007 Deed of
14 Trust"); and (iii) a Construction Deed of Trust recorded on May 13, 2008 in the Official
15 Records of Skagit County, Washington under Instrument No. 200805130086 (as modified, the
16 "North Hills Deed of Trust"). The legal description of the real property encumbered by the
17 Highland Greens 2005 Deed of Trust and affected by said action is attached hereto as
18 Exhibit A and incorporated herein by this reference. The legal description of the real property
19 encumbered by the Highland Greens 2007 Deed of Trust and affected by said action is
20 attached hereto as Exhibit B and incorporated herein by this reference. The legal description
21 of the real property encumbered by the North Hills Deed of Trust and affected by said action
22 is attached hereto as Exhibit C and incorporated herein by this reference.

23 //

24 //

25 //

26
LIS PENDENS - 2



201211270024

Skagit County Auditor

114934.0079/5474929.2

LANE POWELL PC
1420 FIFTH AVENUE, SUITE 4100
SEATTLE, WASHINGTON 98101-2338
206.223.7000 FAX: 206.223.7107

1 All persons dealing with said real property subsequent to the filing hereof will take
2 subject to the rights of Plaintiff as established in that action.

3 DATED this 21st day of November, 2012.

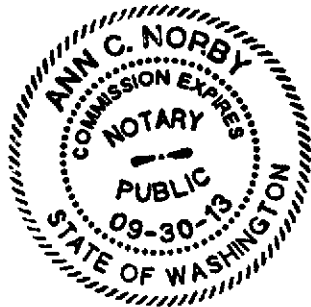
4 LANE POWELL PC

5
6 By [Signature]
7 Gregory R. Fox, WSBA No. 30559
8 Daniel Kittle, WSBA No. 43340
9 Attorneys for Washington Federal

10 STATE OF WASHINGTON)
11) ss.
12 COUNTY OF KING)

13 I certify that I know or have satisfactory evidence that Gregory R. Fox is the person
14 who appeared before me, and said person acknowledged that she signed this instrument, on
15 oath stated that she is authorized to execute the instrument and acknowledged it to be her free
16 and voluntary act of such parties for the uses and purposes mentioned in this instrument.

17 DATED: November 21, 2012.



23
24
25
26

[Signature]
Print Name: Ann C. Norby
NOTARY PUBLIC for the State of
Washington, residing at Seattle
My appointment expires: 09/30/2013



201211270024
Skagit County Auditor

11/27/2012 Page 4 of 10 12:11PM

LIS PENDENS - 3

LANE POWELL PC
1420 FIFTH AVENUE, SUITE 4100
SEATTLE, WASHINGTON 98101-2338
206.223.7000 FAX: 206.223.7107

Exhibit "A"

Highland Greens 2005 Real Property



201211270024

Skagit County Auditor

Legal Description

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

PARCEL "N":

Division II and Division VII of "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT", as per plat recorded as Skagit County Auditor's File No. 200612190063.

PARCEL "O":

Division III of "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT", as per plat recorded as Skagit County Auditor's File No. 200612190063.

PARCEL "P":

Division VI of "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT", as per plat recorded as Skagit County Auditor's File No. 200612190063.

PARCEL "Q":

Future Division I, "HIGHLAND GREENS LU 04-093, FINAL PLAT OF DIVISION V", as per plat recorded as Skagit County Auditor's File No. 200804070155; EXCEPT any portion thereof dedicated as North 30th Street; ALSO EXCEPT that portion thereof lying within Lots 1 through 20, inclusive, and Lots 79 through 114, inclusive, and road and alley rights-of-way appurtenant to said lots of Division I of "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT", as per plat recorded as Skagit County Auditor's File No. 200612190063.

PARCEL "S":

Tract 900 of "HIGHLAND GREENS LU 04-093, FINAL PLAT OF DIVISION V", as per plat recorded as Skagit County Auditor's File No. 200804070155.

PARCEL "T":

Tract 901 of "HIGHLAND GREENS LU 04-093, FINAL PLAT OF DIVISION V", as per plat recorded as Skagit County Auditor's File No. 200804070155.



201211270024
Skagit County Auditor

Exhibit "B"

Highland Greens 2007 Real Property



201211270024

Skagit County Auditor

Legal Description

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

PARCEL "R":

Lots 1 through 20, inclusive, and Lots 79 through 114, inclusive, and road and alley rights-of-way appurtenant to said lots, of Division I of "HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT", as per plat recorded as Skagit County Auditor's File No. 200612190063, said premises now being a portion of Future Division I of "HIGHLAND GREENS LU 04-093, FINAL PLAT OF DIVISION V", as per plat recorded as Skagit County Auditor's File No. 200804070155.



201211270024
Skagit County Auditor

11/27/2012 Page

8 of 10 12:11PM

Exhibit "C"

North Hills Real Property



201211270024
Skagit County Auditor

11/27/2012 Page

9 of 10 12:11PM

Legal Description

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

PARCEL "C":

Units 33A, 33B and 34B, "NORTH HILL TOWNHOMES, PHASE 1, A CONDOMINIUM", according to the Map and Plans and the Declaration thereof, recorded under Auditor's File Nos. 200706260088 and 200706260089, records of Skagit County, Washington.

PARCEL "D":

Units 35A, 35B, 36A, 36B, 37A and 37B, "FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL TOWNHOMES, A CONDOMINIUM" according to the Map and Plans and the Declaration recorded as Auditor's File Nos. 200812220037 and 200812220036, recorded of Skagit County, Washington.

PARCEL "E":

Unit 39A, "SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL TOWNHOMES, A CONDOMINIUM", according to the Map and Plans and The Declaration recorded as Auditor's File Nos. 200812310105 and 200812310101, said Declaration being rerecorded as Auditor's File No. 200901050117, records of Skagit County, Washington.

PARCEL "F":

Lot 28, "PLAT OF NORTH HILL PUD", according to the plat thereof recorded May 5, 2005 under Skagit County Auditor's File No. 200505050094, records of Skagit County, Washington; TOGETHER WITH that portion of Tract "A" of said plat boundary adjusted to Lot 28 by deed recorded as Auditor's File No. 200812120070, records of Skagit County, Washington, EXCEPT Units 39A and 39B, "SECOND AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL TOWNHOMES, A CONDOMINIUM" and any appurtenant rights thereto.



201211270024

Skagit County Auditor