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201212140143

Skagit County Auditor

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3 3:10PM

RETURN ADDRESS:

Britenae Pierce
Ryan, Swanson & Cleveland, PLLC
1201 Third Avenue, Suite 3400
Seattle, WA 98101

NOTICE OF LIS PENDENS

REFERENCE NUMBER(S) OF
RELATED DOCUMENT(S): N/A

GRANTOR(S): BENSON, VICTOR; BENSON, LINDA C.
BENSON; THE BENSON FAMILY TRUST;
BRUCE JOHNSON CONTRACTOR, LLC; DEWS
ELECTRIC, LLC;

GRANTEE(S): COLUMBIA STATE BANK

ABBREV. LEGAL DESCRIPTION: The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the
Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; and the Southeast
 $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all in Section 9, Township
33 North, Range 4 East, W.M.

(See Page 2 & 3 for full legal description)

ASSESSOR'S TAX PARCEL NO.: P16593; P16592

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SUPERIOR COURT OF WASHINGTON IN AND FOR SKAGIT COUNTY

COLUMBIA STATE BANK,

Plaintiff,

v.

VICTOR BENSON and LINDA C. BENSON and
the marital community comprised thereof; THE
BENSON FAMILY TRUST and VICTOR
BENSON as successor trustee thereof; BRUCE
JOHNSON CONTRACTOR, LLC, Washington
limited liability company; DEWS ELECTRIC,
LLC, a Washington limited liability company,

Defendants.

NO. **12 2 02396 7**

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Superior Court of the State of Washington for Skagit County upon the complaint of the above-named plaintiff against the above-named defendants; that the object of that action is to quiet title and reform documents on record title to real property in Skagit County; and the action affects title to the real estate situated in Skagit County, Washington, which is described as follows:

Parcel "G":

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all in Section 9, Township 33 North, Range 4 East, W.M.

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1 EXCEPT mineral rights reserved in deed executed by English Lumber
2 Company, recorded February 8, 1938, under Auditor's File No. 299010, in
Volume 174 of Deeds, page 60,

3 ALSO EXCEPT the following described portion of said Southeast ¼ of the
4 Northwest ¼:

5 Beginning at the Northwest corner of said Southeast ¼ of the Northwest ¼ of
6 Section 9, Township 33 North, Range 4 East, W.M.; thence running Easterly
7 along the North line of the described Section, 400 feet to a point; thence
8 running Southerly parallel to the West line of said section, a distance of 100
feet, said point being the point of beginning; thence Easterly, 208 feet; thence
Southerly, 208 feet; thence Westerly 208 feet; thence Northerly to the point of
beginning,

9 ALSO EXCEPT the rights of Skagit County as established by documents
10 recorded July 14, 1939 and August 4, 1939, under Auditor's File Nos. 315059
and 315687, respectively.

11 All persons in any manner dealing with the real estate subsequent to the filing hereof
12 will take subject to the rights of the plaintiffs as established in that action.

13 DATED this 13th day of December, 2012.

14 RYAN, SWANSON & CLEVELAND, PLLC

15 By 

16 Britenae Pierce, WSBA #34032
17 Attorneys for Plaintiff

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