



201303070052

Skagit County Auditor

3/7/2013 Page 1 of 6 12:00PM

**Return Address:**

DENICE MOEWES

WOOD AND JONES, PS

303 N. 67th Street

Seattle, WA 98103

ORIGINAL

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. LIS PENDENS 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** Exactly as name(s) appear on document

1. Mariners Ridge LLC  
2. \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** Exactly as name(s) appear on document

1. Virginia Burdette Trustee  
2. \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

A Portion of Lots 1-6, 15-20 Kellogg and Ford's Addition to Anacortes.

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**☐ Assessor Tax # not yet

assigned P124675-4894-001-000-000; P124677-4894-000-999-0000; P127467-4959-002-302-0000

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Judge : Karen A. Overstreet  
Chapter: Chapter 7

**UNITED STATES BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF WASHINGTON**

HOMESTAR NORTHWEST, INC.,

Bankruptcy No. 12-13106

Debtor.

VIRGINIA BURDETTE, TRUSTEE, solely in  
her capacity as Chapter 7 Trustee of the  
estate of Homestar Northwest, Inc.,

Adversary No. 13-01150

LIS PENDENS

Plaintiff,

v.

MARINER'S RIDGE, LLC.,

Defendant.

NOTICE IS HEREBY GIVEN that an action has been commenced in the above-entitled Court upon the complaint of plaintiff above-named against the defendants above-named. The object of the above action is to avoid a transfer of the described real property and otherwise to establish title and interest in and to the lands and premises hereafter described, and to bar the defendant from transferring, assigning, mortgaging, encumbering or otherwise impairing the lands and premises adverse to the claims made as part of the above-captioned lawsuit. This action affects title to the following described real estate situated in Skagit County, Washington:

Tax Parcel Nos:

P124675-4894-001-000-0000 ("P000")

P124677-4894-000-999-0000 ("P999")

P127467-4959-002-302-0000 ("P203")

Legally described as:

A Portion of Lots 1-6, 15-20 Kellogg and Ford's Addition to Anacortes.

For Full legal description see Exhibit "A" attached hereto.

LIS PENDENS



201303070052  
Skagit County Auditor

Wood & Jones, P.S.  
303 N. 67<sup>th</sup> Street  
Seattle, WA 98103  
206-623-4382

1 A Portion of Lots 1-6, 15-20 Kellogg and Ford's Addition to Anacortes.

2 For Full legal description see Exhibit "A" attached hereto.

3 Skagit County, Washington

4 DATED this 6th day of March, 2013.

5 WOOD & JONES, P.S.

6 Denice Moewes  
7 Denice Moewes, WSBA #19464  
8 Attorney for Plaintiff Virginia Burdette  
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LIS PENDENS



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Wood & Jones, P.S.  
303 N. 67<sup>th</sup> Street  
Seattle, WA 98103  
206-623-4382

## EXHIBIT A

### PARCEL A:

Lots 15 through 20 and Lots 1 through 6, Block 36, "KELLOGG AND FORD'S ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, Page 41, records of Skagit County, Washington;

TOGETHER WITH vacated alley in Block 36, vacated in ordinance No. 2362 and attaches by operation of law;

EXCEPT the North 12.12 feet of Lots 1 through 6 of said Block 36;

ALSO EXCEPT that portion described as follows:

Beginning at a point on the West line of said Block 36, 12.12 feet South of the Northwest corner thereof;

Thence South 89°52'32" East for 182.58 feet to an intersection with the East line of Block 36;

Thence South along the East line thereof for 50 feet to a point 153.88 feet North of the Southeast corner thereof;

Thence North 89°52'32" West for 182.35 feet to the West line of said Block 36;

Thence North 0°32'37" West along the West line thereof for 50 feet to the point of beginning;

AND ALSO EXCEPT existing roadway which provides access to the Ridge Development.

### PARCEL B:

All those portions of Parcel "B" as shown on record of Survey filed in Book 15 of Surveys, at page 91, records of Skagit County, Washington, and Blocks 29 and 36 and of vacated alley and vacated 37<sup>th</sup> Street included, KELLOGG AND FORD'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel "B";

Thence South 0°16'24" East along the West line of said Parcel "B" a distance of 280.82 feet;

Thence South 25°39'06" West, a distance of 138.18 feet;

Thence South 89°52'32" East a distance of 62.57 feet to the West line of said Parcel "B";

Thence

South 0°15'24" East a distance of 163.88 feet;

Thence East a distance of 158.94 feet;

Thence South a distance of 40.77 feet;

Thence East a distance of 124.84 feet;

Thence South a distance of 55.32 feet to the South line of said Parcel "B";

Thence following the exterior boundary of said Parcel "B" for the following four courses:

North 89°44'10" East a distance of 51.78 feet;

Thence North 0°18'36" West a distance of 254.00 feet;

Thence North 0°16'58" West a distance of 401.45 feet;

Thence South 89°46'58" West a distance of 334.85 feet to the point of beginning.

Situated in Skagit County, Washington.



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EXHIBIT A  
(Continued)

EXCEPT:

THAT PORTION OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 15 OF SURVEYS, AT PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B": THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG SAID WEST LINE A DISTANCE OF 163.88 FEET; THENCE EAST A DISTANCE OF 158.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 40.77 FEET; THENCE EAST A DISTANCE OF 124.84 FEET; THENCE SOUTH A DISTANCE OF 55.32 FEET TO THE SOUTH LINE OF SAID PARCEL "B"; THENCE FOLLOWING THE EXTERIOR BOUNDARY OF SAID PARCEL "B" FOR THE FOLLOWING FOUR COURSES: NORTH 89°44'10" EAST A DISTANCE OF 51.78 FEET; THENCE NORTH 0°18'36" WEST A DISTANCE OF 264.00 FEET; THENCE NORTH 0°16'58" WEST A DISTANCE OF 401.45 FEET; THENCE SOUTH 89°46'58" WEST A DISTANCE OF 171.03 FEET; THENCE SOUTH 00°42'50" EAST A DISTANCE OF 72.86 FEET; THENCE SOUTH 12°40'11" EAST A DISTANCE OF 21.15 FEET; THENCE SOUTH 02°15'18" EAST A DISTANCE OF 151.23 FEET; THENCE SOUTH 02°28'15" EAST A DISTANCE OF 54.27 FEET; THENCE SOUTH 02°34'02" EAST A DISTANCE OF 69.29 FEET; THENCE SOUTH 02°41'40" EAST A DISTANCE OF 70.73 FEET; THENCE SOUTH 02°27'57" EAST A DISTANCE OF 84.88 FEET; THENCE SOUTH 22°58'50" WEST A DISTANCE OF 5.04 FEET; THENCE SOUTH 47°28'56" WEST A DISTANCE OF 19.97 FEET; THENCE SOUTH 63°50'06" WEST A DISTANCE OF 5.71 FEET; THENCE SOUTH 10°52'44" WEST A DISTANCE OF 1.89 FEET; THENCE SOUTH 82°19'30" WEST A DISTANCE OF 1.23 FEET; THENCE SOUTH 00°33'40" WEST A DISTANCE OF 25.24 FEET; THENCE SOUTH 05°14'37" WEST A DISTANCE OF 17.60 FEET TO THE TRUE POINT OF BEGINNING

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A PORTION OF THE FOLLOWING DESCRIBED PARCELS A AND B, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B": THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST, A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE NORTH 89°52'32" WEST A DISTANCE OF 22.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 13°15'08" EAST 25.82 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 37.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 57°55'12", AN ARC DISTANCE OF 59.64 FEET; THENCE NORTH 00°16'24" WEST A DISTANCE OF 56.36 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°43'38" EAST A DISTANCE OF 60.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 56°05'29", AN ARC DISTANCE OF 34.26 FEET; THENCE NORTH 02°15'18" WEST A DISTANCE OF 63.63 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH IS NORTH 72°09'49" WEST FROM SAID POINT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 71°53'25", AN ARC DISTANCE OF 43.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°43'36" WEST A DISTANCE OF 51.21 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°16'24" EAST A DISTANCE OF 39.34 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 74°41'34", AN ARC DISTANCE OF 45.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 61°10'01", AN ARC DISTANCE OF 62.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°15'08" WEST A DISTANCE OF 9.14 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 44°45'43", AN ARC DISTANCE OF 27.34 FEET TO A POINT THAT IS NORTH 89°52'32" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 35.06 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN SKAGIT COUNTY.



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**EXHIBIT A**  
**(Continued)**

**AND EXCEPT:**

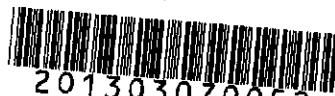
**UNITS 100, 101, 102, 103, 104, 200, 201, 202, 203, 204, 205, AND 206 BUILDING C, MARINER'S RIDGE, UNDER AUDITOR'S FILE NO 200606120160 AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO 200606120159,**

**SITUATE IN SKAGIT COUNTY, WASHINGTON.**

**AND EXCEPT:**

**UNITS 100, 101, 102, 103, 104, 201, 204, 205, 206, BUILDING B, "FIRST AMENDMENT TO MARINER'S RIDGE CONDOMINIUM", ACCORDING TO THE DECLARATION RECORDED JUNE 19, 2008, UNDER AUDITOR'S FILE NO. 200806190102, AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 2008806190101, BEING AN AMENDMENT TO "MARINER'S RIDGE A CONDOMINIUM", RECORDED UNDER AUDITOR'S FILE NO. 200606120159.**

**SITUATE IN SKAGIT COUNTY, WASHINGTON.**



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