



201307240072

Skagit County Auditor

\$77.00

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6 2:56PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Lis Pendens
13-2-01296-3

Grantor: (1) Babbitt Properties
(2) Union Bank
(3) Public

Grantee: Matthew Mahaffie

Legal Description: ptn Govt. Lot 7 30-35N-5EWM

Additional Legal Description Located on Pages 4-5

Assessor's Property Tax Parcel or Account No.: P40396; P40397; P40425

Reference Nos of Documents Assigned or Released: 201003250062

1
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5
6 **IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**
7

8
9 MATTHEW MAHAFFIE, an unmarried
10 person

11 Plaintiff

12 vs.

13 BABBITT PROPERTIES LLC, a
14 Washington limited liability company;
15 UNION BANK, N.A.; AND ALL
16 PERSONS UNKNOWN CLAIMING
17 ANY INTEREST IN THE SUBJECT
18 REAL PROPERTY

19 Defendants

20
21 **13 2 01296 3**
22 N^o
23 LIS PENDENS
24

25
26 NOTICE IS HEREBY GIVEN that the above named Plaintiff has commenced an action
27 against the above named Defendants in the Superior Court for Skagit County, by filing a
28 Summons and Complaint; this is notice of pendency of said action. The names as the parties to
29 said action are set forth above. The object to the action is to quiet title in Plaintiff, exclusive of
30 any claims of the Defendants, or those claiming through Defendants. The description of the real
property situated in Skagit County, Washington, affected by the said action is as follows:

See attached Exhibits A & B



LIS PENDENS

C:\L\Oclients\Mahaffie, Matt\pleadings\lis pendens.wpd

1 All persons receiving any interest in or to the said real estate subsequent to the filing
2 hereof will take the same subject to the rights of Plaintiffs as established in said action.

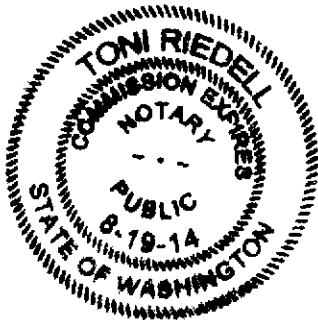
3
4 DATED: 7/22/13

5
6 
CRAIG SJOSTROM #21149
Attorney for Plaintiff

7 STATE OF WASHINGTON)
8 :ss
9 COUNTY OF SKAGIT)

10 On this day personally appeared before me Craig Sjostrom, to me known to be the individual described in
11 and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and
12 voluntary act and deed for the uses and purposes therein mentioned.

13 GIVEN under my hand and official seal this 22 day of July, 2013.



Toni Riedell
NOTARY PUBLIC in and for the State of Washington, residing at
Burlington
My commission expires: 8-19-14
Name: Toni Riedell



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CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
1204 Cleveland Ave., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
sjostrom@comcast.net

EXHIBIT A

Mahaffie Property

That portion of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the West line of Government Lot 7 and the North line of the South Skagit Highway No. 360;

thence Northeasterly along the North line of the said South Skagit Highway a distance of 83.01 feet to the true point of beginning of this description;

thence from said true point of beginning continue Northeasterly along the North line of the said South Skagit Highway a distance of 83.01 feet;

thence North parallel to the West line of the said Lot 7 to the Skagit River;

thence Westerly along the Skagit River to a point that bears North $0^{\circ} 14' 43''$ West from the true point of beginning;

thence South $0^{\circ} 14' 43''$ East to the true point of beginning.



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EXHIBIT B

"Benefitted" Property

Parcel A:

That portion of the East 80 feet of the West 320 feet of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., lying Northerly of the South Skagit Highway No. 360 as conveyed to Skagit County by deed dated August 20th, 1948 and recorded on March 18th, 1949 as Auditor's File No. 429114;

EXCEPT that portion lying within the boundaries of the former Puget Sound and Cascade Railway Company's right-of-way conveyed to said company by deed dated July 27th, 1912 and recorded on July 29th, 1912 as Auditor's File No. 93312 in Volume 90 of Deeds, page 350, subsequently conveyed to Skagit County by Deed dated July 31st, 1946 and recorded on October 27th, 1947 as Auditor's File No. 410435.

Parcel B:

That portion of the East 80 feet of the West 240 feet of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., lying Northerly of the South Skagit Highway No. 360 as conveyed to Skagit County by deed dated August 20th, 1948 and recorded on March 18th, 1949 as Auditor's File No. 429114;

EXCEPT that portion lying within the boundaries of the former Puget Sound and Cascade Railway Company's right-of-way conveyed to said company by deed dated July 27th, 1912 and recorded on July 29th, 1912 as Auditor's File No. 93312 in Volume 90 of Deeds, page 350, subsequently conveyed to Skagit County by Deed dated July 31st, 1946 and recorded on October 27th, 1947 as Auditor's File No. 410435;

AND EXCEPT that portion, if any, described as follows:

That portion of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the West line of Government Lot 7 and the North line of the South Skagit Highway No. 360;

thence Northeasterly along the North line of the said South Skagit Highway a distance of 83.01 feet to the true point of beginning of this description;

thence from said true point of beginning continue Northeasterly along the North line of the said South Skagit Highway a distance of 83.01 feet;



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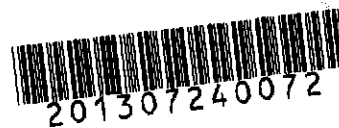
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thence North parallel to the West line of the said Lot 7 to the Skagit River;

thence Westerly along the Skagit River to a point that bears North $0^{\circ} 14' 43''$ West from the true point of beginning;

thence South $0^{\circ} 14' 43''$ East to the true point of beginning.



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