



201401170023

Skagit County Auditor

\$78.00

1/17/2014 Page

1 of

7 8:52AM

Return Address:

George E. Benson
Weed, Graafstra & Benson, P.S., Inc.
21 Avenue A
Snohomish, WA 98290

Document Title: Lis Pendens

Reference Number of Related Document: Deed of Trust Recording
No. 200307300188.

Grantor: Roque, Ernesto E., Sr., and Norma R. (Other defendants listed on
pages 1-2)

Grantee: Northwest Farm Credit Services, FLCA, a corporation

Legal Description: Section 4, Township 33 North, Range 4 East; Ptn. SE - NW
and Ptn. SW - NW and NE - SW
Skagit County, WA

(Full legal description found on pages 2-3.)

Assessor's Property Tax Parcel Nos: 330404-2-001-0008 (P16291)
330404-2-004-0104 (P16294)
330404-2-006-0003 (P16296)
330404-2-002-0007 (P16292)
330404-3-006-0001 (P16305)
330404-3-003-0004 (P16302)
330404-0-022-0007 (P16273)
330404-3-007-0000 (P16306)
330404-0-017-0103 (P16268)
330404-0-032-0013 (P16283)

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

NORTHWEST FARM CREDIT SERVICES.)
FLCA, a corporation,)

Plaintiff,)

vs.)

No.

ERNESTO E. ROQUE, SR. and NORMA R.)
ROQUE, husband and wife, and their marital)
community; ROQUE ENGINEERING, LLC,)
a Washington limited liability company;)
KEYBANK NATIONAL ASSOCIATION;)
MERRICK BANK CORPORATION; FLA)
CARD SERVICES, N.A.; AMERICAN)
EXPRESS BANK, FSB; and JOHN and JANE)
DOES NUMBERS 1 THROUGH 20,)

Defendants.)

LIS PENDENS

NOTICE IS HEREBY GIVEN:

1. An action affecting the title to the real property hereinafter described has been commenced, and is now pending in the Superior Court of the State of Washington for Skagit County, as Cause No. 14 2 00069 6.

2. The plaintiff in said action is Northwest Farm Credit Services, FLCA, a corporation. The defendants are Ernesto E. Roque, Sr. and Norma R. Roque, husband and wife, and their marital community; Roque Engineering, LLC, a Washington limited

LIS PENDENS - 1
ROQUE.LISPENDENS/1/15/14



201401170023

Skagit County Auditor

1/17/2014 Page

2 of

7 8:52AM

LAW OFFICES OF
D. GRAAFSTRA AND
BENSON, INC. P.S.

\$78.00 21 AVENUE A
IOMISH, WA 98290-2962
(360) 568-3119; FAX (360) 568-4437

liability company; KeyBank National Association; Merrick Bank Corporation; FIA Card Services, N.A.; American Express Band, FSB; and John and Jane Does Numbers 1 through 20.

3. The object of this action is to foreclose a deed of trust in favor of the plaintiff against the property described below. The action affects the following described property located within Skagit County, Washington:

PARCEL "A":

The Southwest 1/4 of the Northwest 1/4, EXCEPT the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4; also that part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4, lying West of the road, all in Section 4, Township 33 North, Range 4 East, W.M., EXCEPT road, dike and drainage ditch right-of-ways, AND EXCEPT the following described parcel of land:

Commencing at the Northwest line of said Section 4; thence East along the North line of said Section 4; 1856.07 feet; thence South 1353.39 feet to the point of beginning; thence North 88 degrees 52 minutes West, 96.55 feet; thence South 1 degree 08 minutes West 131.97 feet; thence South 88 degrees 52 minutes East, 122 feet to the Westerly right-of-way line of a County road; thence Northerly along said County road to a point lying 32 feet South 88 degrees 52 minutes East of the point of beginning; thence North 88 degrees 52 minutes West, 32 feet to the point of beginning.

PARCEL "B":

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4, and that portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 lying Westerly of County road, in Section 4, Township 33 North, Range 4 East, W.M., EXCEPT drainage ditch rights-of-way.

PARCEL "C":

That portion of the North 1/2 of the Southwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M., lying Westerly of the County Road;

EXCEPT the South 660 feet thereof;

ALSO EXCEPT ditch right-of-way.



201401170023

Skagit County Auditor

1/17/2014 Page

3 of

\$78.00

7 8:52AM

PARCEL "D":

The North 330 feet of the South 660 feet of that portion of the North 1/2 of the Southwest 1/4, lying West of the West line of the County Road, in Section 4, Township 33 North, Range 4 East, W.M.

PARCEL "E":

That portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the South 5 acres of the West 1/2 of the Northeast 1/4 of the Southwest 1/4; thence North along the East line of said West 1/2 of the Northeast 1/4 of the Southwest 1/4, a distance of 200 feet; thence West parallel with the North line of said South 5 acres to the East line of the County Road; thence Southerly along the East line of said road to the North line of the said South 5 acres; thence East along the North line of said South 5 acres, to the point of beginning;

EXCEPT road and ditch rights-of-way.

Situate in Skagit County, State of Washington.

Tax Parcel Nos.	330404-2-001-0008 (P16291)
	330404-2-004-0104 (P16294)
	330404-2-006-0003 (P16296)
	330404-2-002-0007 (P16292)
	330404-3-006-0001 (P16305)
	330404-3-003-0004 (P16302)
	330404-0-022-0007 (P16273)
	330404-3-007-0000 (P16306)
	330404-0-017-0103 (P16268)
	330404-0-032-0013 (P16283)

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument."

Appurtenances include, but are not limited to, all water and water rights used upon or appurtenant to said property, however evidenced, and include but are not limited to:



LIS PENDENS - 3
ROQUE.LISPENDENS/1/15/14

Skagit County Auditor

1/17/2014 Page

4 of

\$78.00

7 8:52AM

LAW OFFICES OF
VEED, GRAAFSTRA AND
BENSON, INC. P.S.

21 AVENUE A
SNOHOMISH, WA 98290-2962
(360) 568-3119; FAX (360) 568-4437

- 1) Certificate of Ground Water Right, GWC 2644, priority date August 17, 1954; and
2) Certificate of Water Right, Surface Water, Certificate Number S1-00082C, priority date May 25, 1971.

Said property subject to:

A. Said lands have been reclassified as farm and agricultural for tax purposes, notice of which is given by instruments recorded December 10, 1973, and February 14, 1980, under Recording Nos. 794267 and 8002140008, Application No. 347, affecting Parcel A.

B. Said lands have been reclassified as farm and agricultural for tax purposes, notice of which is given by instrument recorded May 9, 1977, under Recording No. 856035, affecting Parcel B.

C. Said lands have been reclassified as farm and agricultural for tax purposes, notice of which is given by instruments recorded under Recording Nos. 760953, 776224, 806857 and 9104250073, affecting Parcels C, D and E.

D. Easement, including the terms and provisions thereof for purpose of ditch, wherein Drainage District No. 17 of Skagit County, Washington, a Municipal Corporation, is grantee, in instrument dated November 9, 1950, recorded January 20, 1951, under Auditor's No. 455955, affecting Parcel B.

E. Easement, including the terms and provisions thereof for purpose of ditch, wherein Drainage District No. 17 of Skagit County, Washington, a Municipal Corporation, is grantee in instrument dated November 9, 1950, recorded January 20, 1951, under Auditor's No. 455956, affecting Parcel A.

F. Easement, including the terms and provisions thereof for purpose of ditch or flume, wherein Drainage District No. 17 of Skagit County, Washington, a Municipal Corporation, is grantee, in instruments dated November 9, 1950, recorded January 20, 1951, under Auditor's Nos. 455958 and 455959, affecting a 50 foot wide strip of land, the exact location of which is not disclosed on the record.

G. Easement, including the terms and provisions thereof for purpose of drainage, wherein Drainage District No. 17 of Skagit County, Washington, a Municipal Corporation, is grantee, in instrument dated February 20, 1951, recorded February 21, 1951, under Auditor's No.

LIS PENDENS - 4
ROQUE.LISPENDENS/1/15/14



Skagit County Auditor

1/17/2014 Page

5 of

7 8:52AM

LAW OFFICES OF
WEED, GRAAFSTRA AND
BENSON, INC. P.S.
21 AVENUE A
SNOHOMISH, WA 98290-2962
J) 568-3119; FAX (360) 568-4437

\$78.00

457163, affecting a 50 foot wide strip, the exact location of which is not disclosed on the record.

H. Easement, including the terms and provisions thereof, in favor of property adjacent to the North side of Parcel B, for purpose of roadway and use of bridge connecting with said roadway, by instrument recorded May 21, 1952, under Auditor's No. 475399, affecting existing road as established, the exact width and location of which are not disclosed on the record.

I. Easement, including the terms and provisions thereof, in favor of Puget Sound Power & Light Company, grantee, for purpose of anchor with guy wire, by instrument recorded October 18, 1962, under Auditor's No. 627733, the exact location and width of which is not disclosed on the record.

J. Regulatory notice/agreement that may include covenants, conditions and restrictions affecting the subject property, regarding development activities on or adjacent to natural resource lands, recorded March 9, 2005, under Auditor's No. 200503090001. Reference is made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use.

K. Regulatory notice/agreement that may include covenants, conditions and restrictions affecting the subject property, regarding Special Flood Hazard Zone, recorded March 9, 2005, under Auditor's No. 200503090002. Reference is made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use.

4. All persons who in any manner deal with the above-described real estate subsequent to the filing of this Lis Pendens will take subject to the rights of the plaintiff as established in said action.



201401170023

Skagit County Auditor
1/17/2014 Page

\$78.00
6 of 7 8:52AM

LIS PENDENS - 5
ROQUE.LISPENDENS/1/15/14

LAW OFFICES OF
WEED, GRAAFSTRA AND
BENSON, INC. P.S.
21 AVENUE A
SNOHOMISH, WA 98290-2962
(360) 568-3119; FAX (360) 568-4437

1
2 Dated this 16 day of January, 2014

3
4 
5 George E. Benson, WSBA #8352
6 Weed, Graafstra & Benson, P.S., Inc.
7 Attorney for Plaintiff
8 21 Avenue A
9 Snohomish, Washington 98290
10 (360) 568-3119
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



201401170023

Skagit County Auditor

1/17/2014 Page

7 of

\$78.00

7 8:52AM

LIS PENDENS - 6
ROQUE LISPENDENS/1/15/14

LAW OFFICES OF
WEED, GRAAFSTRA AND
BENSON, INC. P.S.
21 AVENUE A
SNOHOMISH, WA 98290-2962
(360) 568-3119; FAX (360) 568-4437