



201402040044

Skagit County Auditor  
2/4/2014 Page

1 of

\$76.00

5 11:41AM

## AFTER RECORDING RETURN TO:

LIEN RESEARCH CORP.  
P.O. BOX 3409  
ARLINGTON, WA 98223

## CLAIM OF LIEN

PLATS PLUS, INC

Claimant.

VS

WINDWARD REAL ESTATE SERVICES,  
INC

(Name of person indebted to claimant)

NOTICE IS HEREBY GIVEN that the person below claims a lien pursuant to chapter 60.04 RCW. In support of this lien the following information is submitted:

1. Name of Claimant: PLATS PLUS, INC  
Telephone Number: (360) 657-4720  
Address: 720 CEDAR AVE, STE. C, MARYSVILLE, WA. 98270

2. Date on which the claimant began to perform labor, provide professional services, supply material or equipment or the date on which employee benefit contributions became due: SEPTEMBER 15, 2011

3. Name of person indebted to the Claimant: WINDWARD REAL ESTATE SERVICES, INC, 335 PARKPLACE CENTER, #G119, KIRKLAND, WA. 98033

4. Description of the property against which a lien is claimed:

Address: 20451 SINNES CT, MOUNT VERNON, WA.

Legal Description: PHASES 2 & 3, PER AUDITOR'S FILE NO. 201105190048, PORTION OF PARCELS A & B DESCRIBED HEREIN, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. (SEE FULL LEGAL ATTACHED ON PAGES 3 THROUGH 5)

SKAGIT County Assessor's Tax Parcel No. P16707

5. Name of owner or reputed owner (if not known state "unknown"):  
WINDWARD REAL ESTATE SERVICES, INC, 335 PARKPLACE CENTER, #G119, KIRKLAND, WA. 98033

6. The last date on which labor was performed, professional services were furnished; contributions to an employee benefit plan were due on material, or equipment was furnished: NOVEMBER 20, 2013

7. Principal amount for which the lien is claimed: \$723,144.00, plus applicable lien fees &/or attorney's fees, &/or interest.

8. If the Claimant is the assignee of this claim so state here: N/A.

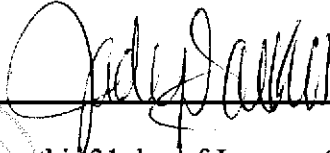
Lien Research Corp.

By: 

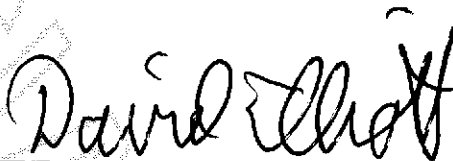
It's Authorized Representative/Employee,  
As Authorized agent of PLATS PLUS, INC, Claimant  
720 CEDAR AVE, STE. C,  
MARYSVILLE, WA. 98270  
(360) 657-4720

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SNOHOMISH )

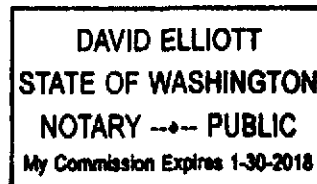
JUDY SARKIS, being sworn, says: I am an authorized representative/employee of the agent of the claimant (or attorney of the claimant, or administrator, representative, or agent for the trustee of an employee benefit plan) above named. I have read the foregoing claim, know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.



Subscribed and sworn to before me this 31 day of January, 2014



PRINTED NAME: DAVID ELLIOTT  
NOTARY PUBLIC  
in and for the State of Washington.  
Residing in: EVERETT  
My commission expires: 1/30/2018



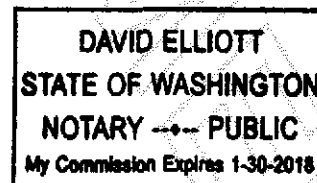
STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SNOHOMISH )

On this 31 day of January, 2014, before me personally appeared JUDY SARKIS, to me known to be the (president, vice president, secretary, treasurer, or other authorized officer or agent, as the case may be) of Lien Research Corp., a Washington corporation, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



PRINTED NAME: DAVID ELLIOTT  
NOTARY PUBLIC  
in and for the State of Washington.  
Residing in: EVERETT  
My commission expires: 1/30/2018



Order #14-011431, dated: 1/29/2014



## PHASES 2 AND 3 DESCRIPTION

That portion of the Parcels A and B described herein, being in the Southwest Quarter and the Southeast Quarter of Section 16, Township 33 North, Range 4 East, W.M., said portion lying Northerly of the following described line:

Beginning at the Northwest corner of said Southeast Quarter; thence South 01°05'26" West 368.56 feet along the West line of said Southeast Quarter to the True Point of Beginning of said line; thence South 66°55'38" East 245.81 feet; thence South 78°32'43" East 44.88 feet; thence South 78°33'14" East 185.87 feet; thence South 77°21'09" East 93.14 feet; thence South 73°40'44" East 296.21 feet; thence South 29°35'13" East 120.45 feet; thence South 17°48'09" East 100.80 feet; thence South 00°45'21" West 175.32 feet; thence North 87°17'42" East 259.32 feet; thence North 78°16'33" East 60.60 feet; thence North 87°17'43" East 239.96 feet; thence North 11°43'47" East 160.44 feet; thence South 51°26'59" East 260.00 feet; thence South 24°27'30" East 67.33 feet; thence South 51°26'59" East 289.67 feet; thence North 38°33'01" East 60.00 feet; thence South 51°26'59" East 131.22 feet to a point on the line common to Lots 1 and 3 of Short Plat 13-89, approved July 12, 1989 and recorded July 18, 1989, as Auditor's File No. 8907180001, in Book 8 of Short Plats, Pages 144 and 145, being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M., said point also being North 26°12'46" East 85.19 feet from the corner common to Lots 1 and 2 of said Short Plat 13-89, said point also being the Terminus of said line.

### PARCEL A

Lot 3 of Skagit County Short Plat No. 13-89, approved July 12, 1989 and recorded July 18, 1989 in Book 8 of Short Plats, pages 144 and 145, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M.

### PARCEL B

The Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.; EXCEPT all County roads; AND ALSO EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at the intersection of the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 16 with the Northeasterly line of Tract B of Short Plat No. 14-80, approved May 9, 1980 and recorded May 12, 1980 under Auditor's File No. 8005120013 in Volume 4 of Short Plats, page 87, records of Skagit County, Washington; thence South 41°00'00" East along the North line of said Short Plat to the Northwesterly corner of Tract 31 of the plat of "HERMWAY HEIGHTS", as per plat recorded in Volume 9 of Plats, page 63, records of Skagit County, Washington; thence Easterly along the North line of said plat to the Northeasterly corner of Tract 30 of said plat; thence South along the East line of said plat to the Northerly line of a 45 foot radius cul-de-sac of the Hermway Heights Road as delineated on the face of that certain survey recorded under Auditor's File No. 8003110134, in Volume 3 of Surveys, page 22, records of Skagit County, Washington; thence Easterly along the Northerly line of the cul-de-sac to the intersection of said cul-de-sac with the Northerly line of Parcel 2, as delineated on the face of said survey; thence along the Northerly line of Parcel 2 of said survey to the Northerly line of the Lake Sixteen Road, as delineated on the face of said survey; thence Southwesterly along the Northerly line of said Lake Sixteen Road to the intersection of said line with the Northerly line of Lot 1 of Skagit County Short Plat No. 30-88, approved September 13, 1988 and recorded September 21, 1988 under Auditor's File No. 8809210018, in Volume 8 of Short Plats, pages 68 and 69, records of Skagit County, Washington; thence Northeasterly along the Northerly line of said Lot 1 of said Short Plat No. 30-88 to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 and the terminus of said line.



**EXCEPT** from all of the Parcels A and B herein above any portion thereof lying within the boundaries of those certain 50 foot wide strips of land conveyed to Skagit County for road purposes by deed dated April 12, 1929 and Recorded July 13, 1929, in Volume 151 of Deeds, page 30, under Auditor's File No. 225064, records of Skagit County, Washington.

**TOGETHER WITH** the non-exclusive easements described below:

**PARCEL G**

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 93-057, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290057 in Volume 12 of Short Plats, Page 88, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

**PARCEL H**

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 2 of Skagit County Short Plat No. 94-008, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, being a portion of the North 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

**PARCEL I**

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 94-008, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, as modified by Easement recorded as Auditor's File No. 9604010105, being a portion of the North 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

**PARCEL J**

A non-exclusive easement for ingress, egress and utilities over, across and under an Easterly extension of Sinnes Road in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., as established by document recorded July 18, 1996 as Auditor's File No. 9607180042.

**TOGETHER WITH** a non-exclusive easement for ingress, egress, roadway and utilities, being 60 feet in width, the centerline of which is described as follows (the side lines of said easement are to be extended or shortened to coincide with the boundaries of the described property):

Beginning at the Northwest corner of said Southeast Quarter of Section 16, Township 33 North, Range 4 East, W.M.;  
thence South 01°05'26" West 583.43 feet along the West line of said Southeast Quarter to the True Point of Beginning of said centerline;  
thence South 53°19'29" East 87.31 feet to a point of curvature;  
thence along the arc of said curve to the left having a radius of 366.75 feet, through a central angle of 44°25'48", an arc distance of 248.40 feet to a point of tangency;  
thence North 82°14'43" East 1.41 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 221.68 feet, through a central angle of 93°19'06", an arc distance of 361.05 feet to a point of reverse curvature;  
thence along the arc of said curve to the left having a radius of 200.00 feet, through a central angle of 40°46'01", an arc distance of 142.30 feet to a point of compound curvature;  
thence along the arc of said curve to the left having a radius of 535.07 feet, through a central angle of 47°30'06", an arc distance of 443.60 feet to a point of tangency;  
thence North 87°17'42" East 170.07 feet to a point to be hereinafter referred to as Point X;



thence continue North 87°17'42" East 272.03 feet to a point of curvature;  
thence along the arc of said curve to the left having a radius of 213.27 feet, through a  
central angle of 48°44'41", an arc distance of 181.44 feet to a point of tangency;  
thence North 38°33'01" East 124.39 feet to a point on the line first above described,  
said point also being a terminus of said centerline;  
TOGETHER WITH an additional 60 foot wide easement for ingress, egress, roadway  
and utilities described as follows:  
Beginning at the before mentioned Point X;  
thence North 03°38'50" West 208.78 feet to a point on the line first above described,  
said point also being a terminus of said centerline.

Said TOGETHER WITH Easement crosses portions of the Phase 1 property described  
on another attachment hereto.

All Situate in County of Skagit, State of Washington.



201402040044