

AFTER RECORDING RETURN TO:

RCO LEGAL, P.S.
13555 SE 36TH ST., SUITE 200
BELLEVUE, WA 98006
Ref: 57279



201404110069

Skagit County Auditor

\$76.00

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Document Title:

NOTICE OF LIS PENDENS

Reference Number(s) of Documents referenced in Litigation:

Deed of Trust Recording No. 200210150039

Plaintiff:

Bank of America, N.A.

7618282
1ST AM 5

Defendant:

MARREN D. AVERY; BANK OF AMERICA, N.A.; PATRICIA PINYARD; STATE OF WASHINGTON; and any persons or parties claiming to have any right, title, estate, lien or interest in the real property described in the complaint

Legal Description as follows:

That portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 11 East of the Willamette Meridian, Lying West and Northerly of the right of way of a truck logging road built by Bradsbarry Timber Company; except that portion thereof lying within the Right of Way of Rockport-Cascade County Road; and except that portion thereof conveyed to Skagit County by Deed recorded under Auditor's File no. 682758, Records of Skagit County, Washington; also except all that portion thereof described as follows; beginning at the Northwest corner of said Section 17; thence South 0 degrees 27' 50" East along the West line of said Section 17 a distance of 461.08 feet to a Point on the Northerly Line of that certain easement granted to the State of Washington by Deed recorded under Auditor's File Number 8405310052, Records of Skagit County, Washington; thence along said easement line North 59 degrees 221' 20" East a distance of 214.50 feet; thence North 69 deg 34' 10" East along said easement line a distance of 67.47 feet to the true Point of Beginning; thence North 69 deg 34' 10" East along said easement line a distance of 110.76 feet; thence North 86 deg 03' 20" East along said easement line a distance of 10.31 feet to the Westerly Right of Way line of the Rockport-Cascade County Road; thence North 25 deg 04' 30" West along said right of way line a distance of 245 feet more or less to the left bank of the Cascade River; thence Westerly along the left bank of the Cascade River to a line that is 120 feet from and parallel with the Westerly right of way line of said County Road; thence South 25 deg 06' 30" East along said line a distance of 250 feet more or less to the true Point of Beginning.

More Accurately Described As:

That portion of the Northwest ¼ of the Northwest ¼ (also known as Government Lot 6) of Section 17, Township 35 North, Range 11 East W.M., lying West and Northerly of the

35117-0-013-0010 (P46117)

right-of-way of a truck logging road built by Bradsberry Timber Company, as said road existed on August 26, 1941, except that portion thereof lying within the right-of-way of Rockport-Cascade County Road and EXCEPT that portion thereof conveyed to Skagit County by deed recorded under Auditor's File No. 682758, also EXCEPT that portion conveyed to the State of Washington by Deed recorded under Auditor's File No. 8405310052.

Assessor's Property Tax Parcel/Account Number:
351117-0-013-0010 (P46117)

File No. 57279
Order No. 7618282

First American Title Insurance Company
submits this document for recordation
as a courtesy, for physical convenience only.
First American Title Insurance Company has
not examined this document for its validity,
sufficiency, or effect, if any, upon title to the
real property described herein

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RCO
LEGAL, P.S.

13555 SE 36th St., Ste. 300
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**SUPERIOR COURT OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT**

BANK OF AMERICA, N.A., its successors in
interest and/or assigns,

Plaintiff,

v.

MARREN D. AVERY; BANK OF AMERICA,
N.A.; PATRICIA PINYARD; STATE OF
WASHINGTON; and any persons or parties
claiming to have any right, title, estate, lien or
interest in the real property described in the
complaint,

Defendants.

No. 14-2-00228-1

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN pursuant to RCW 4.28.320, that the above-named plaintiff has commenced an action against the above-named defendants in Skagit County Superior Court by filing a Summons and Complaint for Deed of Trust Foreclosure. This is notice of pendency of that action. The names of the parties to the action are set forth above in the case caption. The object of the action is to foreclose a deed of trust that encumbers the following real property:

**THAT PORTION OF THE NORTHWEST QUARTER OF
THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE
WILLAMETTE MERIDIAN, LYING WEST AND
NORTHERLY OF THE RIGHT OF WAY OF A TRUCK
LOGGING ROAD BUILT BY BRADSBARRY TIMBER
COMPANY; EXCEPT THAT PORTION THEREOF LYING
WITHIN THE RIGHT OF WAY OF ROCKPORT-
CASCADE COUNTY ROAD; AND EXCEPT THAT
PORTION THEREOF CONVEYED TO SKAGIT COUNTY
BY DEED RECORDED UNDER AUDITOR'S FILE NO.
682758, RECORDS OF SKAGIT COUNTY, WASHINGTON;
ALSO EXCEPT ALL THAT PORTION THEREOF
DESCRIBED AS FOLLOWS; BEGINNING AT THE
NORTHWEST CORNER OF SAID SECTION 17; THENCE
SOUTH 0 DEGREES 27' 50" EAST ALONG THE WEST**

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LINE OF SAID SECTION 17 A DISTANCE OF 461.08 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN EASEMENT GRANTED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8405310052, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE ALONG SAID EASEMENT LINE NORTH 59 DEGREES 221' 20" EAST A DISTANCE OF 214.50 FEET; THENCE NORTH 69 DEG 34' 10" EAST ALONG SAID EASEMENT LINE A DISTANCE OF 67.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 69 DEG 34' 10" EAST ALONG SAID EASEMENT LINE A DISTANCE OF 110.76 FEET; THENCE NORTH 86 DEG 03' 20" EAST ALONG SAID EASEMENT LINE A DISTANCE OF 10.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ROCKPORT-CASCADE COUNTY ROAD; THENCE NORTH 25 DEG 04' 30" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 245 FEET MORE OR LESS TO THE LEFT BANK OF THE CASCADE RIVER; THENCE WESTERLY ALONG THE LEFT BANK OF THE CASCADE RIVER TO A LINE THAT IS 120 FEET FROM AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 25 DEG 06' 30" EAST ALONG SAID LINE A DISTANCE OF 250 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

MORE ACCURATELY DESCRIBED AS:

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ (ALSO KNOWN AS GOVERNMENT LOT 6) OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 11 EAST W.M., LYING WEST AND NORTHERLY OF THE RIGHT-OF-WAY OF A TRUCK LOGGING ROAD BUILT BY BRADBERRY TIMBER COMPANY, AS SAID ROAD EXISTED ON AUGUST 26, 1941, EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF ROCKPORT-CASCADE COUNTY ROAD AND EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 682758, ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8405310052.

PARCEL NO.: 351117-0-013-0010 (P46117)

**Commonly known as: 8178 Fish Hatchery Lane,
Marblemount, WA 98267-9733.**

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All persons dealing with this real estate subsequent to the recording of this Lis
Pendens will take subject to the rights of Plaintiff as established in the action.

DATED this 3rd day of April, 2014

RCO LEGAL, P.S.

By: [Signature] Synora ML Edwards #43839

☐ Babak Shamsi, WSBA #43839

☐ Laura Coughlin, WSBA #46124

Attorneys for Plaintiff

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