



201407010016

Skagit County Auditor

\$73.00

7/1/2014 Page

1 of

2 10:27AM

**ATTORNEY'S LIEN**

This document is offered by Nancy Durell. This lien represents security for Nancy Durell [hereinafter Durell], attorney at law, as against the debt owed to her by R.L. Wyckoff [hereinafter R. L. Wyckoff].

Pursuant to RCW § 60.40.010 (2014), R. L. Wyckoff agrees to allow Durell to place this document as a lien against Wyckoff's Anacortes, Washington property in exchange for security for performance of legal services Durell rendered to Wyckoff during 2014 throughout the course of Wyckoff's divorce from husband Richard G. Wyckoff.

Said payment shall be applied to R.L. Wyckoff's portion of the net proceeds resulting from the sale or other transaction involving real property located at 9235 Marshall Road in Bow, Washington.

FURTHER, acknowledging that Washington is a community property state and that each party to the divorce, petitioner R.L. Wyckoff and her husband, respondent to the divorce, Richard G. Wyckoff, Skagit County Cause Number 14-3-00022-3, each own a portion of the real estate described herein. It is intended that the indebtedness referenced herein shall not be tendered against any part of Richard Wyckoff's ownership of the property or any sales proceeds that he may realize if said property is sold, refinanced or otherwise transacted, or pending further order of the Skagit County Superior Court which has jurisdiction over the parties' dissolution.

R. L. Wyckoff acknowledges that until such time as the property described hereunder is sold, refinanced, or otherwise tendered, Durell shall have a continuing lien against the property which secures Durell's interest.

**Grantor:** Rutheia L. Wyckoff

**Grantee:** Nancy Durell

**Assessor's Property Tax Parcel Number:** P47212/ 360227-0-014-0025

**Abbreviated Legal Description:** E 50FT LT 4 N OF CO RD LESS N 600FT TGW 2ND CL TIDELANDS ADJ PTN GOV LOT 5 LY ELY OF A LI THAT IS 150FT W OF E LI OF GOV LOT 4 WHN 400FT OF CTR LI OF ALEXANDER ST PART OF LTS 4 & 5 BAT ON E LI LT 4 600FT S OF MEAN LI TH W 50FT TH N TO MEA LI TH SELY TO E LI LT 4 TH S TPB

**INSTRUCTIONS TO ESCROW OFFICER:** The escrow officer in charge of handling any transaction involving this property as described herein is directed to contact Durell in at 360/941-2220 for an accounting of legal fees and interest owed at the time of sale, refinance, or other transaction involving the property. Durell shall file notice if her contact information changes.

R. L. Wyckoff shall pay Durell for the cost of recording the Attorney's Lien [\$ 73] as well as for filing the Release of Lien [\$73] when the lien has been satisfied. The escrow officer is directed to reimburse Durell for her recordation of both documents from any proceeds resulting from a sale, refinance or other financial transaction involving the property.

At such time as Durell is paid in full, Durell shall file and record a release of the lien.

Dated: 6-27-14

Rutheia L. Wyckoff  
RUTHEIA L. WYCKOFF

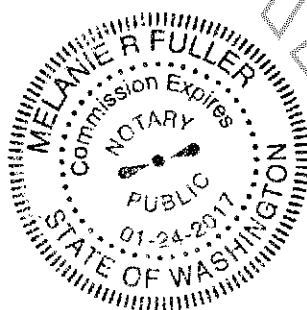
Dated: 6/30/14

Nancy Durell  
NANCY DURELL

**NOTARIZATION**

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Rutheia L. Wyckoff is the person who appeared before me, and said person acknowledges that she signed this instrument and further acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



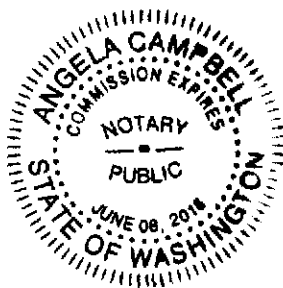
Dated: June 27, 2014

Melanie R. Fuller  
NOTARY PUBLIC  
My appointment expires: 1/24/17

**NOTARIZATION**

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Nancy Durell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 6-30-2014

Angela Campbell  
NOTARY PUBLIC  
My appointment expires: June 08, 2016

