

After recording return to:

Sallye N. Quinn
BARRON SMITH DAUGERT, PLLC
PO Box 5008
Bellingham, WA 98227



Skagit County Auditor

\$79.00

9/12/2014 Page

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8 2:20PM

DOCUMENT TITLE: LIS PENDENS
PLAINTIFF: COUGAR PEAK LLC, a Washington limited liability company
DEFENDANT: HARRY D. JEWELL, an individual
ABBREVIATED LEGAL DESCRIPTION: PTN SW ¼ NW ¼ S3 T35N R4E, W.M.
PARCEL NUMBER: P35727

COVER SHEET FOR

LIS PENDENS

ORIGINAL

1
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6
7 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
8 **IN AND FOR SKAGIT COUNTY**

9 COUGAR PEAK LLC, a Washington
10 limited liability company,

11 Plaintiff,

12 v.

13 HARRY D. JEWELL, an individual

14 Defendant.

Case No. **14 2 01592 8**

LIS PENDENS

15
16 NOTICE IS HEREBY GIVEN pursuant to RCW 4.28.320 that the above-named
17 plaintiffs have commenced an action against the above-named defendants in the
18 Superior Court for the above-named county; this is notice of pendency of that claim.
19 The names of the parties to the action are set forth above. The object of the action is to
20 quiet title to the real property described and shown on the attached Exhibits A and B.

21 All persons dealing with the real estate subsequent to the recording of this lis
22 pendens will take subject to the defendants' rights as established in the action.

23 DATED this 2nd day of September 2014.
24
25
26

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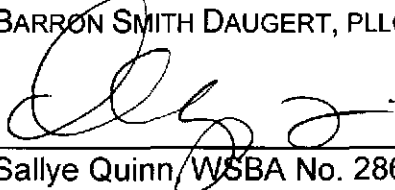
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BARRON | SMITH | DAUGERT PLLC

300 NORTH COMMERCIAL ♦ P.O. BOX 5008
BELLINGHAM, WA 98227-5008

PHONE: (360) 733-0212 ♦ FAX: (360) 738-2341
www.barronsmithlaw.com

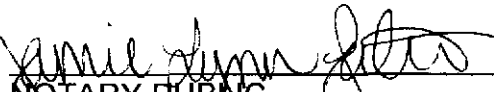
BARRON SMITH DAUGERT, PLLC



Sallye Quinn, WSBA No. 28695
Of Attorneys for Plaintiff

Subscribed and Sworn to before me this 12th day of September, 2014.




NOTARY PUBLIC
Printed Name: Jamie Lynn Falter
My Commission Expires: 9/19/16



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Exhibit A

When recorded return to:
Cougar Peak, LLC
C/O Sallie Quinn, Attorney, P.O. Box 5008
Bellingham, WA 98229



201309100053
Skagit County Auditor \$75.00
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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620019855

P35127

CHICAGO TITLE

620019655

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Skrinde and Karen Skrinde, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Cougar Peak, LLC

the following described real estate, situated in the County of Skagit, State of Washington:

That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 35 North, Range 4 East, W.M. records of Skagit County, Washington, lying South of the County road running through said subdivision,

EXCEPT that portion lying within that property conveyed to Alford B. Riggs and Maude E. Riggs, his wife, by deed recorded May 4, 1937, in Volume 172, page 3, under Auditor's File No. 289614, records of said County, described as follows:

Part of the east half of the Northeast $\frac{1}{4}$ of Section 4, and part of the west half of the Northwest $\frac{1}{4}$ of Section 3, all in Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the $\frac{1}{16}$ th corner on the North line of the Northeast $\frac{1}{4}$ of Section 4, Township 35 North, Range 4 East, W.M.;
Thence South $0^{\circ}35'$ West 1974.6 feet along the north and south center line of the said Northeast $\frac{1}{4}$ of Section 4, Township 35 North, Range 4 East of W.M. to the Samish River;
Thence South $68^{\circ}16'$ East 265 feet;
Thence North $60^{\circ}04'$ East 300 feet;
Thence South $82^{\circ}27'$ East 728 feet;
Thence North $59^{\circ}46'$ East 131.4 feet;
Thence North $26^{\circ}38'$ East 490 feet;
Thence North $32^{\circ}10'$ West 168 feet to the $\frac{1}{16}$ th corner of the east line of the Northeast $\frac{1}{4}$ of said Section 4;
Thence North $2^{\circ}10'$ West 200 feet;
Thence North $26^{\circ}34'$ East 350 feet;
Thence North $79^{\circ}21'$ East 311 feet;
Thence North $24^{\circ}35'$ West 302 feet;
Thence North $64^{\circ}05'$ West 144 feet;
Thence North $28^{\circ}05'$ West 245 feet;
Thence South $86^{\circ}20'$ West 58 feet;
Thence South $25^{\circ}06'$ West 263 feet;
Thence North $55^{\circ}09'$ West 472 feet;
Thence North $83^{\circ}34'$ West 367 feet;
Thence North $60^{\circ}06'$ West 528 feet to place of beginning.
Excepting any portion of the above described premises lying easterly of the center line of the Samish River and also excepting County road right-of-ways.

EXCEPT that certain portion thereof as conveyed to Alford B. Riggs et ux by deed recorded March

Statutory Warranty Deed (LPB 13-05)
WA000005B.doc / Updated: 07.30.13

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WA-CT-FNRV-02150-620019-620019855

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133644

SEP 10 2013

Amount Paid \$1785.00
By M6 Skagit Co. Treasurer
Deputy



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Skagit County Auditor \$79.00
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STATUTORY WARRANTY DEED
(continued)

31, 1941, in Volume 182 of Deeds, page 572, under Auditor's File No. 337224, records of said County, more particularly described as follows:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 35 North, Range 4 East, W.M., lying Northwesterly of the center line of a creek, (sometimes known as "Swede Creek") that runs across the Northwest portion of the above described Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 35 North, Range 4 East W.M., approximately 200 feet East of the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 35 North, Range 4 East W.M., and running into the Samish River.

EXCEPT that portion conveyed to Harry D. Jewell and Lois J. Jewell, husband and wife, under Auditor's File No. 9206150050, described as follows:

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision; thence Northerly along the East line thereof, a distance of 834.5 feet; thence Southwesterly in a straight line to a point on the West line of said subdivision that is 584.50 feet North of the Southwest corner of said subdivision; thence Southerly along the West line of said subdivision, a distance of 584.50 feet to the Southwest corner thereof; thence Easterly along the South line of said subdivision, 1271 feet, more or less, to the point of beginning. ALSO the East 60 feet (as measured at right angles to the East line thereof) of that portion of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying Southerly of the Grapp County Road and Northerly of the Northerly line of the hereinabove described main tract.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P35727 / 350403-2-002-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



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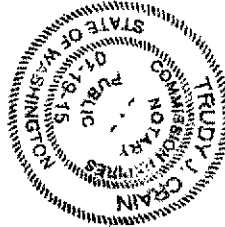
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STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2013

Steve Skrinde
Steve Skrinde

Karen Skrinde
Karen Skrinde



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Steve Skrinde & Karen Skrinde
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-9-13

Trudy J. Cran
Name: Trudy J. Cran
Notary Public in and for the State of WA
Residing at: 1111 1st St
My appointment expires: 1-18-15



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EXHIBIT "A"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Any question that may arise due to shifting and changing in the course or boundaries of Samish River.
3. Any encroachment by, or adverse claim with respect to, any underground installation or easements appurtenant to said premises or other property, the existence of which is not disclosed by the public record.
4. City, county or local improvement district assessments, if any.



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Statutory Warranty Deed (LPB 10-05)
WYAC00059.doc / Updated: 07/30/13



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Exhibit B

