



201502190067

Skagit County Auditor

\$74.00

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3 2:39PM

**Return Address:**

McCarthy & Holthus, LLP  
Attn: Jessica Knox, WSBA #46436  
108 1st Avenue South, Ste. 300  
Seattle, WA 98104

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. LIS PENDENS

**Reference Number(s) of Documents assigned or released:** 200505250091

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)1. RIEGER, DWARES, T.

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)1. ALLIED HOME MORTGAGE CAPITAL CORPORATION2. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-38, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-38

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

SHANNON'S 1ST TO ANACORTES, THE WEST 5 FEET AND THE SOUTH 62.5 FEET OF LOT 11, AND THE SOUTH 62.5 FEET OF THE WEST 15 FEET OF LOT 12, BLOCK 5 THE WEST 5 FEET AND THE SOUTH 62.5 FEET OF LOT 11, AND THE SOUTH 62.5 FEET OF THE WEST 15 FEET OF LOT 12, BLOCK 5

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**P58885☐ Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

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

9 THE BANK OF NEW YORK MELLON  
10 FKA THE BANK OF NEW YORK, AS  
11 TRUSTEE FOR THE  
12 CERTIFICATEHOLDERS OF CWALT,  
13 INC., ALTERNATIVE LOAN TRUST 2005-  
14 38, MORTGAGE PASS-THROUGH  
15 CERTIFICATES SERIES 2005-38,

16 Plaintiff,

17 vs.

18 ESTATE OF DWARES T. RIEGER;  
19 DENNIS RIEGER, INDIVIDUALLY AND  
20 AS PERSONAL REPRESENTATIVE OF  
21 THE ESTATE OF DWARES T. RIEGER;  
22 ANGIE JOHNSON; UNKNOWN HEIRS,  
23 SPOUSE, LEGATEES AND DEVISEES OF  
24 DWARES T. RIEGER, AS HIS SEPARATE  
25 PROPERTY; DOES 1-10 INCLUSIVE;  
26 UNKNOWN OCCUPANTS OF THE  
27 SUBJECT REAL PROPERTY; PARTIES IN  
28 POSSESSION OF THE SUBJECT REAL  
PROPERTY; PARTIES CLAIMING A  
RIGHT TO POSSESSION OF THE  
SUBJECT PROPERTY; AND ALSO, ALL  
OTHER UNKNOWN PERSONS OR  
PARTIES CLAIMING ANY RIGHT, TITLE,  
ESTATE, LIEN, OR INTEREST IN THE  
REAL ESTATE DESCRIBED IN THE  
COMPLAINT HEREIN

Defendants.

Case No.: **15 2 00227 1**

LIS PENDENS



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27 **NOTICE IS HEREBY GIVEN** that the above-named Plaintiff has commenced an  
28 action against the above-named Defendants in the Superior Court of Skagit County by filing a

1 Summons and Complaint; this is notice of pendency of that action. The names of the parties to  
2 the action are set forth above. The object of the action is to foreclose a mortgage Deed of Trust.  
3 The Deed of Trust was recorded on 05/25/2005 with the Clerk of Skagit County Deeds and  
4 Records under Instrument No. 200505250091. The description of the real property encumbered  
5 by this mortgage deed of trust and affected by the action is as follows:

6 THE WEST 5 FEET AND THE SOUTH 62.5 FEET OF LOT 11 AND THE SOUTH 62.5  
7 FEET OF THE WEST 15 FEET OF LOT 12, BLOCK 5, "AMENDED PLAT OF  
8 SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES" AS PER PLAT  
9 RECORDED IN BOUME 3, OF PLATS, PAGE 8, RECORDS OF SKAGITCOUNTY,  
WASHINGTON. SITED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT,  
STATE OF WASHINGTON.

10 Assessor's Parcel Number: P58885

11 Dated this 6 day of February, 2015

McCarthy & Holthus, LLP

12 Jessica Knox  
13 [☒] Jessica Knox, WSBA #46436  
14 [ ] Mary Stearns, WSBA #42543  
15 108 1st Avenue South, Ste. 300  
16 Seattle, WA 98104  
17 (855) 809-3977  
18 Attorneys for Plaintiff

19 STATE OF WASHINGTON

20 COUNTY OF KING

21 On this day personally appeared before me Jessica Knox, to me known  
22 to be the individual(s) described in and who executed the within and foregoing instrument, and  
23 acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed,  
for the uses and purposes therein mentioned.

24 Given under my hand and seal of office this 6th day of February, 2015

25 Sara Hollister

26 Sara Hollister

27 Notary Public in and for the State of Washington

Residing at: Seattle, WA

28 My appointment expires: 9-20-18

Notary Public  
State of Washington  
SARA HOLLISTER  
My Appointment Expires Sep 20, 2018