

**RECORDED AT THE REQUEST OF:
AND AFTER RECORDING RETURN TO:**

Kevin Rogerson
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273



201512090064

Skagit County Auditor \$77.00
12/9/2015 Page 1 of 5 1:13PM

DOCUMENT TITLE(S) (or transactions contained therein): LIS PENDENS [PENDING CONDEMNATION ACTION]
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 15-2-01544-6
GRANTOR(S) (Last name first, then first name and initials): N/A
GRANTEE(S) (Last name first, then first name and initials): CITY OF MOUNT VERNON
LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or section, township, range): Sections 19 and 30, Township 34 N, Range 04E, Skagit County <i>Full Legal Description on Pages 3 and 4 of Document (Exhibit A)</i>
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBERS TAX PARCEL: P28950

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

9 In the Matter of the Petition of the City of
10 Mount Vernon to acquire by condemnation
11 certain property and property rights for the
12 improvement of the City's ongoing flood
13 control and improvement project, as
14 contemplated by City of Mount Vernon
15 Ordinance No. 3663,

16 ***[In re City of Mount Vernon, Flood Control
17 and Improvement (P28950)]***

Case No: 15-2-01544-6

LIS PENDENS

[P28950]

18 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in
19 the Superior Court of the State of Washington for Skagit County, upon the Summons and
20 Petition of the City of Mount Vernon, a Washington municipal corporation.

21 Said action is to condemn, appropriate, take and damage certain property and property
22 rights for a public purpose, to wit: the acquisition of interests in land for the purpose of
23 construction and operation of the Flood Control and Improvement Project and other related
24 public use in Mount Vernon, Washington. Said action affects title to the real estate situated in
25 Skagit County, Washington, described in Exhibit A attached hereto.
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LIS PENDENS - 1

FOSTER PEPPER PLLC
1111 THIRD AVENUE, SUITE 3400
SEATTLE, WASHINGTON 98101-3299
PHONE (206) 447-4400 FAX (206) 447-9700

1 DATED this 9th day of December, 2015.
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4 CITY OF MOUNT VERNON
5 KEVIN ROGERSON, CITY ATTORNEY,
6

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8 Kevin Rogerson, WSBA No. 31664
9 City Attorney, City of Mount Vernon
10 910 Cleveland Avenue
11 Mount Vernon, WA 98273-4212
12 T: 360.336.6203
13 F: 360.336.6267
14 Email: kevinr@mountvernonwa.gov

15 and, FOSTER PEPPER PLLC

16 P. Stephen DiJulio, WSBA No. 7139
17 Adrian Urquhart Winder, WSBA No. 38071
18 Special Counsel for the City of Mount Vernon
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LIS PENDENS - 2

FOSTER PEPPER PLLC
1111 THIRD AVENUE, SUITE 3400
SEATTLE, WASHINGTON 98101-3299
PHONE (206) 447-4400 FAX (206) 447-9700

1 **EXHIBIT A**

2 That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township
3 34 North, Range 4 East of the Willamette Meridian, described as follows:
4 Beginning at a point 101.1 feet West of the Northeast corner of said Northwest Quarter of
5 the Northeast Quarter, said point being on the Westerly line of First Street, as established,
6 in the City of Mount Vernon; running thence along First Street, South 51°49' West 498.1
7 feet;
8 Thence South 59°49' West 110.1 feet;
9 Thence North 36°30' West 375 feet, more or less, to the Skagit River;
10 Thence North 60°42' East 126 feet, more or less, to the North line of said Section 30;
11 Thence East along the North line of said Section 30, 600 feet, more or less, to the point of
12 beginning.

13 **PARCEL B:**

14 That portion of Government Lot 6, Section 19, Township 34 North, Range 4 East of the
15 Willamette Meridian, described as follows:
16 Beginning on the Westerly side of First Street, as established in the City of Mount
17 Vernon, 581.5 feet South 20° West from its intersection with a line running due West
18 from the Northwest corner of Block 8 of "Riverside Addition to the Town of Mount
19 Vernon", according to the plat recorded in Volume 2 of Plats, Page 78, records of Skagit
20 County, Washington;
21 Thence South 20° West to the South line of said Government Lot 6;
22 Thence West along the said South line of said Lot 6 to the Skagit River;
23 Thence North following the bank of said river to a point due West of the point of
24 beginning;
25 Thence East to the place of beginning, said Tract being the South 92.5 feet, more or less,
26 of that portion of Government Lot 6, which lies West of First Street in the City of Mount
Vernon.

EXCEPT from Parcels A and B above all that portion thereof lying Northerly of a line
described as follows:
Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on
Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the
plat recorded in Volume 3 of Plats, Page 24, records of Skagit County, Washington,
produced West and the Westerly line of First Street as established in the City of Mount
Vernon, Washington:
Thence South 20°00' West along the Westerly line of said First Street a distance of
633.48 feet to an angle point in said street line;
Thence South 52°07' West along the Westerly line of First Street, a distance of 56.68
feet;
Thence South 55°04' West along the Westerly line of First Street, a distance of 8.47 feet;
Thence South 51°49' West along the Westerly line of First Street, a distance of 34.84 feet
to the
true point of beginning of the line herein described;
Thence South 72°09' West a distance of 57.31 feet;
Thence South 89°06' West, a distance of 51.48 feet;
Thence North 70°00' West a distance of 326.0 feet, more or less, to the Skagit River.

1 PARCEL C:

2 That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township
34 North, Range 4 East of the Willamette Meridian, described as follows:

3 Beginning at the most Easterly corner of that certain Tract conveyed to Mary McKeown
4 by deed dated September 14, 1892 and recorded September 17, 1892, in Volume 27 of
5 Deeds, Page 66, (said point being on the Westerly line of First Street as established in the
6 City of Mount Vernon, Washington);

7 Thence North 36°30' West along the Northeasterly line of said Mary McKeown tract, a
8 distance of 69.88 feet to the true point of beginning of this description:

9 Thence from said true point of beginning continue North 36°30' West along the
10 Northeasterly line of said Mary McKeown tract, a distance of 274.00 feet;

11 Thence South 60°49' West, a distance of 45.98 feet;

12 Thence South 42°25' East a distance of 199.92 feet;

13 Thence South 53°39'08" East, a distance of 84.77 feet to the true point of beginning.