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Skagit County Auditor

\$76.00

5/16/2016 Page

1 of

4 8:59AM

Return Address:

Weinstein & Riley, P.S.
2001 Western Av., Suite 400
Seattle, WA 98121
Attn: David R. Riley

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Name of File and File No. Wornstaff-Smith/Washington Federal/47310823
Document Title(s): Lis Pendens
Reference Number(s) of Documents assigned or released: Deed of Trust Recording No. 201310210181
Plaintiff(s): Washington Federal N.A.
Defendants(s): DEBRA WORNSTAFF-SMITH AKA DEBRA SMITH AND JOHN DOE WORNSTAFF-SMITH, WIFE AND HUSBAND; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED
Abbreviated Legal description as follows: SECTION 14 TOWNSHIP 35 NORTH, RANGE 4 EAST; PTN. NW SW
Assessor's Property Tax Parcel/Account Numbers: 350414-0-003-0105 (P36535)
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.

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

8 WASHINGTON FEDERAL N.A.,

9 Plaintiff,

10 vs.

Case No. 16-2-00595-3

LIS PENDENS

11 DEBRA WORNSTAFF-SMITH A/K/A DEBRA
12 SMITH AND JOHN DOE WORNSTAFF-
13 SMITH, WIFE AND HUSBAND, JOHN AND
14 JANE DOES, I THROUGH V, OCCUPANTS OF
15 THE SUBJECT REAL PROPERTY, AND ALSO
16 ALL OTHER PERSONS OR PARTIES
17 UNKNOWN, CLAIMING ANY RIGHT, TITLE,
18 INTEREST, LIEN OR ESTATE IN THE
19 PROPERTY HEREIN DESCRIBED,

20 Defendants.

21 NOTICE IS HEREBY GIVEN:

22 1. That an action affecting the title to certain real property hereinafter more
23 particularly described has been commenced and is now pending in the Superior Court of the
24 State of Washington for SKAGIT County under the above cause number.

25 LIS PENDENS - 1

WEINSTEIN & RILEY, P.S.
2001 Western Avenue, Suite 400
Seattle, Washington 98121
Telephone: (206) 269-3490
Facsimile: (206) 269-3493

1 2. That the name of the Plaintiff in said action is Washington N.A., a corporation, and
2 the names of the Defendants therein are as above set forth in the caption to this document.

3 3. That the object of said action is to foreclose a Deed of Trust which encumbers the
4 following described real property situated in Skagit County, Washington legally described on
5 **Exhibit A** attached hereto and briefly described as:

6 Section 14 Township 35 North, Range 4 East; Ptn. NW SW..

7 4. Each of the Defendants named in the caption hereof has or may claim an interest
8 in said property and Plaintiff seeks judgment to foreclose against all persons claiming adversely
9 thereto, and all persons in any manner dealing with said real estate subsequent to the filing
10 hereof will take subject of the rights of the Plaintiff as established in said action.
11

12 DATED this 27th day of April 2016.

13
14 WEINSTEIN & RILEY, P.S.

15
16 By: 

17 ☒ David R. Riley, WSBA #12057
18 [] William L. Bishop, Jr., WSBA #2412
19 [] Marissa Bender, WSBA #38191
20 [] Katherine A. Christofilis, WSBA #42584
21 [] Justin T. Jastrzebski, WSBA #46680
22 Attorneys for Plaintiff Washington Federal
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24
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EXHIBIT "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North along the West line of said subdivision, 7 chains, 38 links (487.08 feet);
thence East 54 rods, 10 feet (901 feet);
thence South to the South line of said subdivision;
thence West to the point of beginning,

EXCEPT roads,

AND EXCEPT that portion, if any, lying within the boundaries of that certain parcel conveyed to R. S. McIntosh by deed dated December 4, 1891 and recorded December 8, 1891, under Auditor's File No. 5982 in Volume 21 of Deeds, page 762 and described therein as follows:

Beginning at a point on the West line of said Section 14, 37 links South from the quarter Section corner on West side of said Section 14;
thence South along the West line of said Section 14, 12 chains and 50 links;
thence East 16 chains and 12 links to the right of way of the Fairhaven and Southern Railway;
thence North $52\frac{1}{4}^{\circ}$ West along said right of way to the point of beginning.

Situate in the County of Skagit, State of Washington.