



201701260045

Skagit County Auditor

\$76.00

1/26/2017 Page

1 of

4 11:33AM

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Megan O. Masonholder
Skagit Law Group, PLLC
227 Freeway Drive, Suite B
P. O. Box 336
Mount Vernon, WA 98273

Document Title:

LIS PENDENS

Grantors:

DAVID A. BIXBY and LINDA K. BIXBY,
husband and wife and the marital community
composed thereof; WESTERN STATES
FINANCIAL SERVICES, INC., a California
corporation; and HENDERSON
DEVELOPMENT COMPANY, INC., a California
Corporation, dba HENDERSON
DEVELOPMENT COMPANY, INC., PROFIT
SHARING PLAN

Grantee:

CITY OF SEDRO-WOOLLEY, a Washington
municipal corporation

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s):

Abbreviated Legal:

Section 19, Township 35 North, Range 5 East; Ptn
Gov't Lot 1

Additional Legal on page(s):

3

Assessor's Tax Parcel No.:

350519-0-003-0307 (P39425)

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8 SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

9 CITY OF SEDRO-WOOLLEY, a)
10 Washington municipal corporation,)

11 Plaintiff,)

Case No.: **17 2 00105 1**

12 vs.)

LIS PENDENS

13 DAVID A. BIXBY and LINDA K. BIXBY,)
14 husband and wife and the marital)
15 community composed thereof; WESTERN)
16 STATES FINANCIAL SERVICES, INC., a)
17 California corporation; and HENDERSON)
18 DEVELOPMENT COMPANY, INC., a)
19 California Corporation, dba HENDERSON)
20 DEVELOPMENT COMPANY, INC.,)
21 PROFIT SHARING PLAN)

22 Defendants.)

23 NOTICE IS HEREBY GIVEN that the CITY OF SEDRO WOOLLEY, Plaintiff in the
24 above-captioned lawsuit, has commenced an action against the above-named Defendants in the
25 Superior Court for Skagit County by filing a Summons and Complaint to Foreclose Liens for
Unpaid Sewerage, Garbage, and Stormwater Assessments. This is notice of pendency of said
action. The names of the parties to said action are set forth above. The object of the action is

LIS PENDENS - 2

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

1 to foreclose real property municipal liens. Said liens were recorded with the Auditor of Skagit
2 County, Washington, and are described as follows:

3 a. Sewerage Lien Notice dated July 8, 2008, and recorded under Skagit
4 County AFN 200807140134 on July 14, 2008;

5 b. Sewerage Lien Notice dated February 9, 2011, and recorded under
6 Skagit County AFN 201102150296 on February 15, 2011;

7 c. Sewerage Lien Notice dated January 18, 2012, and recorded under
8 Skagit County AFN 201201250036 on January 25, 2012;

9 d. Sewerage Lien Notice dated January 16, 2015, and recorded under
10 Skagit County AFN 201501220094 on January 22, 2015;

11 e. Notice of Lien for Garbage Services, dated July 8, 2008, and recorded
12 under Skagit County AFN 200807140135 on July 14, 2008;

13 f. Notice of Lien for Garbage Services, dated February 9, 2011, and
14 recorded under Skagit County AFN 201102150297 on February 15, 2011;

15 g. Notice of Lien for Garbage Services, dated January 18, 2012, and
16 recorded under Skagit County AFN 201201250037 on January 25, 2012; and

17 h. Notice of Lien for Garbage Services, dated January 16, 2015, and
18 recorded under Skagit County AFN 201501220095 on January 22, 2015.

19 The description of the real property situated in Skagit County, Washington, affected by
20 said action is as follows:

21 THE SOUTH 110 FEET OF THE NORTH 331.33 FEET OF THE EAST 142 FEET OF
22 THE WEST 1002.00 FEET OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP
23 35 NORTH, RANGE 5 EAST, W.M.

24 SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE
25 OF WASHINGTON.

All persons dealing with said real estate subsequent to the filing hereof will take subject
to the rights of Plaintiff as established in this action.

1 DATED this 24th day of January, 2017.

2 SKAGIT LAW GROUP, PLLC

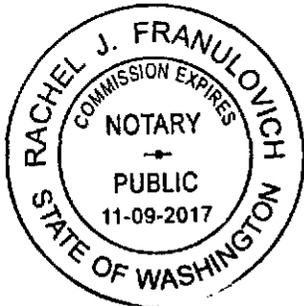
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4 By *Megan Masonholder*
5 MEGAN MASONHOLDER, WSBA #29495
6 Attorney for Plaintiff

6 STATE OF WASHINGTON)
7 COUNTY OF SKAGIT) ss.

8 I certify that I know or have satisfactory evidence that Megan O. Masonholder is the
9 person who appeared before me, and said person acknowledged that she signed this instrument, on
10 oath stated that she was authorized to execute the instrument and acknowledged it as a Member of
11 Skagit Law Group, PLLC, a Washington professional liability company, to be the free and
12 voluntary act for such party for the uses and purposes mentioned in the instrument.

11 DATED: January 24th, 2017

12 *Rachel Franulovich*
13 NOTARY PUBLIC
14 Printed Name: Rachel Franulovich
15 My Commission Expires: 11/09/2017



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