

1 FILED FOR RECORD AT THE
2 REQUEST OF/RETURN TO:
3 Craig E. Cammock, WSBA #24185
4 Skagit Law Group, PLLC
5 P. O. Box 336/227 Freeway Drive, Suite B
6 Mount Vernon, WA 98273



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Skagit County Auditor \$76.00
3/5/2018 Page 1 of 3 11:25AM

18-2 00332 29

7 **Document Title:** LIS PENDENS
8
9 **Grantor(s):** DANIEL L. MENDUM and KIRSTI M.
10 MENDUM, husband and wife, and the marital
11 community composed thereof,
12 d/b/a MOKA JOE COFFEE;
13 MOKA JOE, INC., a Washington corporation
14
15 **Grantee (s):** ACE CONCRETE CUTTING, LLC,
16 a Washington limited liability company
17
18 **Additional Grantor(s) on page(s):**
19 **Additional Grantee(s) on page(s):**
20
21 **Abbreviated Legal:** Ptn NW 1/4 SW 1/4 SW 1/4 NW 1/4, S4T34NR2E,
22 W.M.
23
24 **Additional Legal on page(s):** 3
25 **Assessor's Tax Parcel No.:** P19845 / 340204-0-052-0001

RECORDING COVER SHEET

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

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7 SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

8 ACE CONCRETE CUTTING, LLC, a
Washington limited liability company,

9 Plaintiff,

10 vs.

11 DANIEL L. MENDUM and KIRSTI M.
12 MENDUM, husband and wife, and the
marital community composed thereof, d/b/a
13 MOKA JOE COFFEE; MOKA JOE, INC., a
Washington corporation; SPANE
14 BUILDINGS, INC., a Washington
corporation,
15

Case No.: 18-2 00332 29

LIS PENDENS

16
17 NOTICE IS HEREBY GIVEN that ACE CONCRETE CUTTING, LLC, a Washington
18 limited liability company, Plaintiff in the above-captioned lawsuit, has commenced an action
19 against the above-named Defendants in the Superior Court for Skagit County by filing a
20 Summons and Complaint. This is notice of pendency of said action. The names of the parties
21 to said action are set forth above. The object of the action is a construction lien foreclosure,
22 breach of contract, and unjust enrichment.

23
24
25 LIS PENDENS

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

3 That portion of the Northwest Quarter of the Southwest Quarter and of the Southwest
4 Quarter of the Northwest Quarter of Section 4, Township 34 North, Range 2 East,
W.M., described as follows:

5 Beginning at a point on the South line of the State Highway as it existed on August 17,
6 1978, a distance of 782.24 feet East of the West line of said Section;
7 Thence South 181 feet;
8 Thence East 120 feet;
9 Thence North 181 feet;
10 Thence West to the point of beginning.

11 Situate in the County of Skagit, State of Washington.

12 Tax Parcel No.: P19845 / 340204-0-052-0001

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

15 DATED this 27th day of February, 2018.

16 SKAGIT LAW GROUP, PLLC

17 By _____

18 CRAIG E. CAMMOCK, WSBA #24185
19 Attorney for Plaintiff

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23
24
25 LIS PENDENS

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Mount Vernon, Washington 98273
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