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Skagit County Auditor

Weed, Graafstra & Associates, Inc., P.S.
110 Cedar Avenue Suite 102
Snohomish, WA 98290-2944

Please print or type information

Document Title(s) (or transactions contained therein):

LIS PENDENS

Grantor(s) (Last name first, then first name and initials)

MAGNUSON, DONALD

Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials)

RUSCHMANN, DENNIS

Additional names on page ___ of document.

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

Lots 5 and 6, Block 3, Martin & Bailey's Addition to West Mount Vernon, Skagit County, Wash.

Additional legal is on page 2 of document.

Reference Number(s) of Documents assigned or released:

Additional numbers on page ___ of document.

Assessor's Property Tax Parcel/Account Number

P67366

Property Tax Parcel ID is not yet assigned

Additional parcel numbers on page ___ of document.

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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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR SKAGIT COUNTY, WASHINGTON

DENNIS RUSCHMANN

Plaintiff,

vs.

DONALD MAGNUSON

Defendant.

Case No. 17-2-01512-4

LIS PENDENS

1. An action affecting the title to the real property hereinafter described has been commenced, and is now pending in the Superior Court of the State of Washington for Skagit County.
2. The plaintiff in said action is DENNIS RUSCHMANN and the defendant therein is DONALD MAGNUSON, now deceased.
3. The object of said action is for specific performance of a purchase and sale agreement and resolve a dispute of record title to the following described real property located therein, to wit:

Street: 15256 N Wall Street & 15266 N Wall Street

City: Mount Vernon

County: Skagit

LIS PENDENS 15256 15266 N WALL STREET -- 1

WEED, GRAAFSTRA & ASSOCIATES, INC. P.S.
110 CEDAR AVENUE, SUITE 102
SNOHOMISH, WA 98290-2959
(360) 568-3119; FAX (360) 568-4437

1 State: Washington

2 Legal Description: The North 12 feet of the South ½ of Lot 4; the North ½ of Lot 4;
3 and all of Lots 5 and 6, Block 3, "MARTIN & BAILEY'S ADDITION TO WEST
4 MOUNT VERNON, SKAGIT COUNTY, WASH.", as per the plat thereof recorded in
5 Volume 1 of Plats, page 48, records of Skagit County, Washington.

6 TOGETHER WITH the East 10 feet of the vacated street abutting on the West line
7 thereof.

8 ALSO TOGETHER WITH that certain 1959 ROLHM Mobile Home, 41D/10 VIN
9 #12090

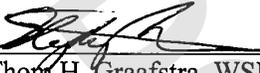
10 Situate in the County of Skagit, State of Washington.

11 Tax parcel No.: P67366

12 4. All persons who in a manner deal with the above-described real estate subsequent
13 to the filing of this lis pendens will take subject to the rights of the plaintiff as
14 established in said action.

15 DATED this 8th day of May, 2018.

16 WEED, GRAAFSTRA & ASSOCIATES, INC., P.S.

17 By 
18 Thorn H. Graafstra, WSBA #7099
19 Stephen J. Papik, WSBA #49985
20 Attorneys for Plaintiff Dennis Ruschmann