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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.)

19-34-4 PTN SE1/4 NE1/4 NW1/4

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

P26325

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: 15238 N Wall Street

City: Mount Vernon

County: Skagit

LIS PENDENS 15238 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: That portion of the Southeast ¼ of the Northeast ¼ of the
3 Northwest ¼ of Section 19, Township 34 North, Range 4 East, W.M., described as
4 follows:

5 Beginning at the Southeast corner of the said Northeast ¼ of the Northwest ¼; thence
6 West a distance of 210 feet along the South line of the said subdivision; thence North
7 a distance of 105 feet; thence East a distance of 210 feet; thence South a distance of
8 105 feet to the point of beginning.

9 EXCEPT roads.

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

11 Tax parcel No.: P26325

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 Thom H. Graafstra, WSBA #7099

19 Stephen J. Papik, WSBA #49985

20 Attorneys for Plaintiff Dennis Ruschmann