

AFTER RECORDING RETURN TO:
SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
S&S No: 18-123420



201810300052

10/30/2018 01:38 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

NOTICE OF PENDENCY OF AN ACTION

GUARDIAN NORTHWEST TITLE CO.

DT #200904010077
Pursuant to RCW 4.28.320, the undersigned states:

116047

1. Bank of America, N.A., As Plaintiff, has filed an action in the Superior Court for Skagit County, State of Washington, Case No. 18-2-01184-29.

2. The Defendants are: JIMMY R. MAYNARD; DORIS J. JENKINS; UNITED STATES OF AMERICA; JOHN AND/OR JANE DOE, UNKNOWN OCCUPANTS/CO-HABITANTS OF THE SUBJECT PREMISES.

3. The Court Cause Number is: 18-2-01184-29

4. The parcel number is: 330434-2-006-0304 (P17791)

5. The description of the real property to be affected is:

Described in the Deed of Trust as:

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

Tract 26 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled "FREMALI'S COUNTRY ESTATES PHASE II", approved November 11, 1982, and recorded November 24, 1982 under Auditor's File No. 8211240002 in Volume 6 of Short Plats, Pages 35 and 36, records of Skagit County, Washington, and being located in Section 34, Township 33 North, Range 4 East, W.M.;

Together with a non-exclusive easement for ingress, egress and utilities over and across that certain private road primarily 60 feet in width, as delineated on the face of said 5 Acre Subdivision No. 522-81, and over and across that certain private road delineated on the face of that certain 5 Acre Parcel Subdivision 501-80, recorded under Auditor's File No. 8009240045, records of Skagit County, Washington. Said road being designated as Tract "A" and as Fremali Lane on the face of said 5 Acre Subdivision Map Nos. 501-80 and 501-81.

Being the same property as described in Deed Instrument No. 200104190131, Dated 04/10/2001 and Recorded 04/19/2001 in Skagit County Records.

And now known as:

Parcel A

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

Tract 26 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled "FREMALI'S COUNTRY ESTATES PHASE II", approved November 11, 1982, and recorded November 24, 1982 under Auditor's File No. 8211240002 in Volume 6 of Short Plats, Pages 35 and 36, records of Skagit County, Washington, and being located in Section 34, Township 33 North, Range 4 East, W.M.;

Together with a non-exclusive easement for ingress, egress and utilities over and across that certain private road primarily 60 feet in width, as delineated on the face of said 5 Acre Subdivision No. 522-81, and over and across that certain private road delineated on the face of that certain 5 Acre Parcel Subdivision 501-80, recorded under Auditor's File No. 8009240045, records of Skagit County, Washington. Said road being designated as Tract "A" and as Fremali Lane on the face of said 5 Acre Subdivision Map Nos. 501-80 and 501-81.

Parcel B

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

That portion of Lot 27 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled "FREMALI'S COUNTRY ESTATES PHASE II", approved November 11, 1982, and recorded November 24, 1982 under Auditor's File No. 8211240002 in Volume 6 of Short Plats, Pages 35 and 36, records of Skagit County, Washington, and being located in Section 34, Township 33 North, Range 4 East, W.M. more particularly described as follows:

Commencing at the most westerly corner of the lot line between said Lots 26 and 27 of the above referenced five acre segregation; thence N 40° 54' 20" E. along the Northerly line of said lot line a distance of 103.00 feet; thence N 53° 21' 39" E a distance of 29.70 feet to the true point of beginning; thence S 29° 35' 55" E a distance of 11.60 feet; thence N 76° 51' 55" E a distance of 16.88 feet; thence N 64° 24' 29" E a distance of 54.69 feet; thence N 74° 12' 45" E a distance of 60.34 feet; thence N 72° 26' 52" E a distance of 73.80 feet; thence N 59° 32' 17" E a distance of 28.16 feet; thence N 12° 30' 48" W a distance of 22.29 feet; ; thence N 19° 29' 27" W a distance of 26.65 feet; thence N 21° 04' 37" E a distance of 15.93 feet; thence N 57° 06' 53" E a distance of 45.22 feet; thence N 25° 13' 12" E a distance of 14.02 feet; thence N 11° 57' 06" W a distance of 27.69 feet to a point on the Northerly line of said Lot 27; thence S 53° 21' 39" W along said line a distance of 329.10 feet to the true point of beginning.

6. The object of the action is to foreclose a Deed of Trust dated May 21, 2009, recorded September 1, 2009 in Instrument No. 200909010077 in Skagit County, Washington.

Dated this 25th day of October, 2018

Attorneys for Plaintiff
SHAPIRO & SUTHERLAND, LLC

By: [Signature]

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STATE OF WASHINGTON)

)ss

Clark County)

The foregoing 3 page instrument was acknowledged before me this 25th day of October 2018, by Kelly D. Sutherland.

[Signature]
Notary Public of Washington

My Commission Expires: 3.12.22

NOTARY PUBLIC
STATE OF WASHINGTON
NATALIE TARAS
MY COMMISSION EXPIRES
MARCH 12, 2022