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5 227 Freeway Drive, Suite B
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7 Mount Vernon, WA 98273



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12/06/2018 11:25 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

8 **Document Title:** LIS PENDENS

9 **Grantor(s):** JOEL P. TRUJILLO and
10 ELISABETH M. TRUJILLO, husband and wife,
11 individually, and the marital community of them
12 composed

13 ALL OTHER PERSONS OR PARTIES
14 UNKNOWN CLAIMING ANY RIGHT, TITLE,
15 ESTATE, LIEN OR INTEREST IN THE REAL
16 PROPERTY AND PERSONAL PROPERTY
17 DESCRIBED HEREIN

18 **Grantee (s):** ROBERT K. JUNGQUIST and
19 GINA MARIE JUNGQUIST, husband and wife

20 **Additional Grantor(s) on page(s):**
21 **Additional Grantee(s) on page(s):**

22 **Abbreviated Legal:** ptn NE NE; 33-35-4 and ptn Tracts 5 & 14, Burl. Ac.

23 **Additional Legal on page(s):** 3, 4, 5

24 **Assessor's Tax Parcel Nos.:** P62282 / 3867-000-005-0407
25 P62369 / 3867-000-014-0109
P62372 / 3867-000-014-0406
P62283 / 3867-000-005-0506
P38226 / 350433-0-010-0004

RECORDING COVER SHEET - 1

Skagit Law Group, PLLC
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Mount Vernon, Washington 98273
Telephone: 360.336.1000 - Facsimile: 360.336.6690

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

ROBERT K. JUNGQUIST and GINA
MARIE JUNGQUIST, husband and wife,

Plaintiffs,

vs.

JOEL P. TRUJILLO and ELISABETH M.
TRUJILLO, husband and wife, husband and
wife, individually, and the marital
community composed thereof; and ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, ESTATE, LIEN OR INTEREST IN
THE REAL ESTATE AND PERSONAL
PROPERTY DESCRIBED IN THE
COMPLAINT,

Defendants.

Case No.: 18-2 01416 29

LIS PENDENS

NOTICE IS HEREBY GIVEN that ROBERT K. JUNGQUIST and GINA MARIE
JUNGQUIST, husband and wife, Plaintiffs in the above-captioned lawsuit, have commenced an
action against the above-named Defendants in the Superior Court for Skagit County by filing a
Summons and Complaint for Foreclosure of Deed of Trust, to Enforce Security Interest, Obtain
Possession of Personal Property, and for Judgment. This is notice of pendency of said action.

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The names of the parties to said action are set forth above. The object of the action is to foreclose secured interests in the real property described below.

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

PARCEL "A":

That portion of the Northeast ¼ of the Northeast ¼ of Section 33, Township 35 North, Range 4 East, W.M., lying Northwesterly of the County Road known as Lafayette Road.

PARCEL "B":

That portion of the East ½ of Tract 5, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the Great Northern Railway Company right-of-way.

PARCEL "C":

That portion of the West ½ of Tract 5, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Easterly of the Great Northern Railway Company right-of-way.

PARCEL "D":

That portion of Tract 14, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Southerly of the Great Northern Railway Company right-of-way, EXCEPT road, EXCEPT dike right-of-way, EXCEPT that portion of said premises conveyed to Dike District No. 12, by Deed dated September 2, 1955, recorded September 13, 1955, as File No. 523978, Volume 273 of Deeds, page 300, AND EXCEPT that portion of said property described as follows:

The Westerly ½-acre of the following described portion of said Tract 14:

Beginning at the intersection of the West line of said Tract 14, and the Southerly line of the right-of-way of the Great Northern Railway Company;
thence South along said West line 132 feet;

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1 thence Northeasterly and parallel with the Southerly line of said railway right-
2 of-way to the North line of said Tract 14;
3 thence West along said North line to said Southerly line of said railroad right-of-
4 way;
5 thence Westerly along said Southerly line to the place of beginning; being those
6 premises reserved in Deed from Harry L. Jewell to Lars O. Larson, dated May
7 15, 1944, recorded May 20, 1944, as File No. 371667, in Volume 193 of Deeds,
8 page 460.

9 AND EXCEPT that portion of said Tract 14, lying Southeasterly of the County
10 Road and dike right-of-way running through the Southeast corner of the
11 Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 35 North, Range 4
12 East, W.M.;

13 AND ALSO EXCEPT that portion of said Tract 14, described as follows:

14 Commencing at the Northeast corner of said Tract 14;
15 thence South $0^{\circ}46'50''$ West along the East line of said Tract 14, a distance of
16 75.80 feet to the Westerly line of the Lafayette Road;
17 thence South $25^{\circ}28'10''$ West along said Westerly road line, a distance of
18 281.26 feet to $\frac{1}{4}$ inch iron pipe marking the true point of beginning for this
19 description;
20 thence continue South $25^{\circ}28'10''$ West along said road line, a distance of 23.37
21 feet to the beginning of a tangent curve to the right having a radius of 341.30
22 feet;
23 thence along the arc of said curve through a central angle of $49^{\circ}47'53''$, a
24 distance of 296.64 feet;
25 thence South $75^{\circ}16'03''$ West along said road line, a distance of 70.55 feet;
thence North $31^{\circ}54'12''$ West, a distance of 124.03 feet;
thence North $42^{\circ}35'34''$ East, a distance of 274.92 feet;
thence South $64^{\circ}31'50''$ East, a distance of 198.40 feet to the true point of
beginning;

AND EXCEPT commencing at the Northeast corner of said Tract 14;
thence South $00^{\circ}46'50''$ West along the East line of said Tract 14, a distance of
75.80 feet to the Westerly line of the Lafayette Road;
thence South $25^{\circ}28'10''$ West along said Westerly road line a distance of 281.26
feet to the true point of beginning, said point being the most Easterly corner of
that certain Tract of land conveyed to Jerry W. Schneider by Thomas E. Robbins
and Donna D. Robbins under Statutory Warranty Deed filed under Auditor's
File No. 8307260061, records of Skagit County, Washington;

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thence North 25°28'10" East a distance of 100.00 feet;
thence North 64°31'50" West a distance of 167.59 feet to a point that bears

North 42°35'34" East from the most Northerly corner of said Schneider Tract;
thence South 42°35'34" West a distance of 104.64 feet to said most Northerly corner;
thence South 64°31'50" East along the Northerly line of said Schneider Tract a distance of 198.40 feet to the true point of beginning,

AND EXCEPT commencing at the Northeast corner of said Tract 14;
thence South 00°46'50" West along the East line of said Tract 14, a distance of 75.80 feet to the Westerly line of the Lafayette Road;
thence South 25°28'10" West along said Westerly road line a distance of 281.26 feet to the most Easterly corner of that certain tract of land conveyed to Jerry W. Schneider by Thomas E. Robbins and Donna D. Robbins under Statutory Warranty Deed filed under Auditor's File No. 8307260061, records of Skagit County, Washington;
thence continue South 25°28'10" East a distance of 23.37 feet to the beginning of a curve to the right having a radius of 341.30 feet;
thence along the arc of said curve in a Southwesterly direction through a central angle of 49°47'53" an arc length of 296.64 feet to a point of tangency;
thence South 75°16'03" West a distance of 70.55 feet to the most Southerly corner of said Schneider Tract, said point being the true point of beginning;
thence continue South 75°16'03" West a distance of 221.38 feet to a point which bears South 42°35'34" West from the most Westerly corner of said Schneider Tract;
thence North 42°35'34" East a distance of 219.50 feet to said Westerly corner of said Schneider Tract;
thence South 31°54'12" East along the Southwesterly line of said Schneider Tract a distance of 124.03 feet to the true point of beginning.

All situate within the County of Skagit, State of Washington,
and is identified by Skagit County Assessor's parcel and tax identification numbers:

P62282 / 3867-000-005-0407
P62369 / 3867-000-014-0109
P62372 / 3867-000-014-0406
P62283 / 3867-000-005-0506
P38226 / 350433-0-010-0004

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

3 DATED this 3rd day of December, 2018.

4 SKAGIT LAW GROUP, PLLC

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6
7 By 

CRAIG E. CAMMOCK, WSBA #24185

Attorney for Plaintiffs, Robert K.

Jungquist and Gina Marie Jungquist

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