

**202011170024**11/17/2020 08:50 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor**RETURN DOCUMENT TO:**

Zervas Law, P.S.

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Lis Pendens

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)
BEING ASSIGNED OR RELEASED:**

N/A

Additional reference numbers can be found on page _____ of document.

GRANTOR(S)

Gary D. Maxfield

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):

Zakaya Setzer

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)

(DK 12) ALL OF LOTS 13 AND 14, AND LOT 15, EXCEPT THE NORTH 8 FEET THEREOF, BLOCK 12, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Additional legal(s) can be found on page 2 of document.**ASSESSOR'S 16-DIGIT GEO-PARCEL NUMBER:**

4076-012-015-0017/P71347

Additional numbers can be found on page _____

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

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

Zakaya Setzer,
Plaintiff,

v.

Gary D. Maxfield,
Defendant.

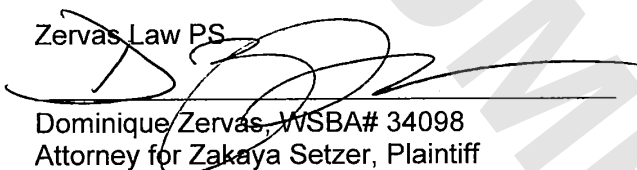
Case No.: 20-2-00633-29

LIS PENDENS

NOTICE IS GIVEN that an action has been commenced and is now pending, in the Superior Court of the State of Washington for Skagit County, on the Complaint of plaintiff Zakaya Setzer against defendant and all other persons claiming any right, title, estate, lien, or interest in the real property described in the Complaint (Property); that the object of that Complaint is to quiet the Property's title in plaintiff. The action affects title to the Property, which is located at 401 North Anacortes, Burlington, in Skagit County, Washington and described on the attached Exhibit A.

1. All persons in any manner dealing with the Property after the filling of this lis pendens will take subject to the rights of plaintiff as established in that action.

DATED November 12, 2020. Zervas Law PS


Dominique Zervas, WSBA# 34098
Attorney for Zakaya Setzer, Plaintiff

LIS PENDENS
Page 1 of 2

ZERVAS LAW, PS
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EXHIBIT A**LEGAL DESCRIPTION****Full property:**

All of Lots 13 and 14, and Lot 15, EXCEPT the North 8 feet thereof, Block 12, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Disputed segment:

South 19 feet of lot 15, and the north 11 feet of lot 14; and (b) that portion of the shed that extends south by 2 feet 8 inches from the north 11 feet of Lot 14, with a width of about 11 feet starting from the easternmost boundary of Lot 14.

Situate in Skagit County, Washington.