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06/28/2021 09:12 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After recording return to:

Karl F. Hausmann
MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.
4220 132nd Street SE, Suite 201
Mill Creek, WA 98012

Document Title: Lis Pendens

Reference Number of Document assigned or released: N/A

Grantor: H. C. Peters and Gertrude Peters

Grantee: Theo Hill, LLC

Legal Description: Prtn Gvmt Lot 4, Sec 36, Twp 34 N, Rge 4 E W.M. (see paragraph 3.2 of Lis Pendens for full legal description)

Assessor's Property Tax Parcel/Account No.: P29938

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THEO HILL, LLC, a Washington limited
liability company,

Plaintiff,

v.

H. C. PETERS and GERTRUDE PETERS,
both presumed to be deceased, and all of
their heirs, successors, and assigns; and ALL
OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, ESTATE, LIEN, OR INTEREST IN
THE REAL ESTATE DESCRIBED IN THE
COMPLAINT HEREIN,

Defendants.

No. 21-2-00338-29

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced and is now
pending in the Superior Court of the State of Washington for Skagit County, upon the
claims of the Plaintiff against the above-named Defendants, and that the object of that
action is to quiet title to the property located in Skagit County and legally described as
follows:

LIS PENDENS - 1

MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.
4220 132ND STREET S.E., SUITE 201
MILL CREEK, WA 98012
(425) 332-2000 FAX: (425) 225-6810

1 That portion of Government Lot 4 of Section 36, Township 34 North,
2 Range 4 East, W.M. described as follows:

3 Begin at the Southwest corner of that certain tract conveyed to James P.
4 Burdick by deed recorded June 12, 1917 as Auditor's File No. 119539
5 in Volume 170 of Deeds, Page 70, records of Skagit County,
6 Washington; thence South to the Northwest corner of that certain tract
7 conveyed to William Brusewitz by deed recorded July 5, 1923 as
8 Auditor's File No. 165842 in Volume 129 of Deeds, Page 436; thence
9 East along the North line of said Brusewitz tract to its Northeast corner;
10 thence Northerly along the West line of West Big Lake Boulevard as
11 shown on the face of the plat of Big Lake Water Front Tracts, Skagit
12 County, Washington, as per plat recorded in Volume 4 of Plats, Page
13 12, to the Southeast corner of said Burdick tract; thence West along the
14 South line of said Burdick tract to its Southwest corner being the Point
15 of Beginning; EXCEPT those portions thereof conveyed to Skagit
16 County by deeds recorded April 30, 1947 and May 26, 1947 as
17 Auditor's File Nos. 403869 and 404830; AND ALSO EXCEPT that
18 portion thereof, if any, lying within the existing as-built right-of-way
19 for West Big Lake Boulevard.

20 Situate in the County of Skagit, State of Washington.
21 Street Address: NKA West Big Lake Boulevard

22 All persons dealing in any manner with the subject real estate subsequent to the
23 filing of this Lis Pendens will take subject to the rights of the Plaintiff as established in the
24 action commenced by it against the above-named Defendants.

25 Dated: May 28, 2021.

MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.



Karl F. Hausmann, WSBA #21006
Attorneys for Plaintiff

1 STATE OF WASHINGTON)
2) ss
3 COUNTY OF SNOHOMISH)

4 I certify that I know or have satisfactory evidence that Karl F. Hausmann is the
5 person who appeared before me, and said person acknowledged that he signed this
6 instrument and acknowledged it to be his free and voluntary act for the uses and purposes
7 mentioned in the instrument.

8 SUBSCRIBED AND SWORN this 28th day of May, 2021.



9 Diana S. Foss
10 Name: Diana S. Foss
11 NOTARY PUBLIC in and for the State of
12 Washington, residing at Mill Creek
13 My commission expires: 09/17/2024

14 S:\B\Bucy, Melinda R\Theo Hill LLC - Quiet title action\Litigation\Lis Pendens.doc

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LIS PENDENS - 3

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