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08/13/2021 11:13 AM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

Return Address:

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Document Title:

Lis Pendens

Reference Number (if applicable): \_\_\_\_\_

Grantor(s):  additional grantor names on page \_\_\_\_

1) Frank Queen

2) Debrae Queen

Grantee(s):  additional grantor names on page \_\_\_\_

1) Rick D Clark

2) Rhonda J Clark

Abbreviated Legal Description:  full legal on page(s) \_\_\_\_

1/4 NW 18-35-7

Assessor Parcel /Tax ID Number:  additional parcel numbers on page \_\_\_\_

P43014 P4117  
P4117 P10S104  
P42944



1 North, Range 7 East, W.M., lying North of the Great Northern  
2 Railway right of way.

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

4 Skagit County Assessor's APN 350718-2004-0004,  
5 Parcel ID P43014

6 PARCEL "B":

7 A tract of land in the Southwest 1/4 of the Northeast 1/4 of Section  
8 18, Township 35 North, Range 7 East, W.M., described as follows:

9 Beginning at the Northwest corner of said Southwest 1/4 of the  
10 Northeast 1/4; thence South along the West line of said Southwest 1/4  
11 of the Northeast 1/4 a distance of 460 feet to the true point of  
12 beginning;  
13 thence South along said West line 240 feet, more or less, to the North  
14 boundary of the Great Northern Railway Company's right of way;  
15 thence Easterly along said North boundary 254 feet;  
16 thence Northwesterly 334 feet, more or less, to the point of beginning,  
17 EXCEPT the Westerly 40 feet thereof.

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

19 Skagit County Assessor's APN 350613-0-018-0008,  
20 Parcel ID P41117

21 PARCEL "C":

22 That portion of Government Lot 2, and the Southeast 1/4 of the  
23 Northwest 1/4 of Section 18, Township 35 North, Range 7 East,  
24 W.M., lying North of the Great Northern Railway right of way;  
25 EXCEPT the East 20 acres thereof.

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

27 Skagit County Assessor's APN 350718-0-002-0000,  
28 Parcel ID P42944

PARCEL "D":

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 13,  
Township 35, Range 6 East, W.M., lying North of the right of way of  
Great Northern Railway and Southeasterly to the center of Alder

1 Creek, EXCEPT that portion deeded to State of Washington by deed  
2 dated November 6, 1957, recorded December 12, 1057 in Volume  
3 291 of Deeds, page 293 under Auditor's File No. 559558.

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

5 Skagit County Assessor's APN 350613-0-018-0008,  
6 Parcel ID P41117

7 PARCEL "E":

8 The West 40 feet of the following described property:

9 A Tract of land in the Southwest 1/4 of the Northeast 1/4 of Section  
10 18, Township 35 North, Range 7 East, W.M., described as follows:

11 Beginning at the Northwest corner of said Southwest 1/4 of the  
12 Northeast 1/4; thence South along the West line of said Southwest 1/4  
13 of the Northeast 1/4 a distance of 460 feet to the true point of  
14 beginning;  
15 thence South along said West line 240 feet, more or less, to the North  
16 boundary of the Great Northern Railway Company's right of way;  
17 thence Easterly along said North boundary 254 feet;  
18 thence Northwesterly 334 feet, more or less, to the true point of  
19 beginning.

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

21 Skagit County Assessor's APN 350718-1-002-0100,  
22 Parcel ID P105104

23 All persons dealing with said real estate subsequent to the filing hereof will take subject to  
24 the rights of plaintiffs as established in this action.

25 DATED this 9<sup>th</sup> day of August, 2021.

26 KEARNEY LEE HAMMER, PLLC  
27 Attorneys for Plaintiff

28 By   
Kearney Lee Hammer

26 STATE OF WASHINGTON )  
27 ) ss.  
28 COUNTY OF SNOHOMISH)

1 I certify that I know or have satisfactory evidence that Kearney Lee Hammer is the person who  
2 appeared before me, and said person acknowledged that he signed this instrument and acknowledged  
it to be his free and voluntary act for the uses and purposes mentioned in the instrument

3 Dated this 9<sup>th</sup> day of August, 2021.



*[Handwritten Signature]*  
NOTARY PUBLIC in and for the State  
of Washington, residing at Mossyville  
My commission expires: 12-29-2023

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LIS PENDENS