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Skagit County Auditor

Document Title:

Lis Pendens

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. MREIC Everett WA LLC

2.

Grantee(s):

☐ additional grantee names on page ____.

1. Skagit County Dike, Drainage & Irrigation Improvement District No.. 12

2.

Abbreviated legal description:

☒ full legal on page(s) 4.

A portion of Lot 1, Revision 1 of Binding Site Plan No. 1-14, recorded under Auditor's File No. 201512230077, records of Skagit County, Washington, being a portion of Section 8, Township 34 North, Range 4 East, W.M.

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P132579

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


IN THE MATTER OF THE PETITION OF
SKAGIT COUNTY DIKE, DRAINAGE, AND
IRRIGATION IMPROVEMENT DISTRICT
NO. 12 TO ACQUIRE BY CONDEMNATION
CERTAIN PROPERTY AND PROPERTY
RIGHTS FOR THE IMPROVEMENT OF THE
DISTRICT'S LEVEE INFRASTRUCTURE, AS
CONTEMPLATED BY SKAGIT COUNTY
DIKE, DRAINAGE, AND IRRIGATION
IMPROVEMENT DISTRICT NO. 12,
RESOLUTION NO. 10-11-2021(2) and 11-8-
2021(2)

No **22 2-00132 29**
LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Superior Court of the State of Washington for Skagit County, upon the Notice of Hearing on Public Use and Necessity and Petition for Condemnation of Skagit County Dike, Drainage, and Irrigation Improvement District No. 12, a Washington special purpose district, against the persons, firms and corporations listed in Exhibit "A" attached hereto.

Said action is to condemn, appropriate, take and damage certain property and property rights for a public purpose, to wit: The acquisition of interests in real property for the District's flood protection and mitigation system improvements, including the construction, operation and expansion of a seepage berm. Said action affects title to the real estate situated in Skagit County, Washington, legally described in Exhibit "B" attached hereto.

DATED this 16 day of February 2022. SHULTZ LAW OFFICES PLLC


John A. Shultz, WSBA No. 42542
Attorney for Petitioner

LIS PENDENS - 1

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Exhibit "A"**MREIC CONDEMNATION**

The public records of Skagit County disclose that the following persons have an interest in the real property (described more fully in Exhibit "B") to be taken by Skagit County Dike, Drainage, and Irrigation Improvement District No. 12 and an action has been instituted against them:

Parcel No. P132579

MREIC Everett WA LLC (fee interest, property owner of record);

FedEx Ground Package Systems, Inc. (leasehold interest);

Puget Sound Energy, Inc. (easement);

AT&T fka Pacific Telephone and Telegraph Company (easement);

Cascade Natural Gas Corp. (easement);

State Farm Life Insurance Company (lienholder); and

Skagit County (for general taxation purposes only).

All other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the Petition herein, pursuant to RCW 4.28.150.

Exhibit "B"**MREIC CONDEMNATION
Legal Description**

The Easterly portion of Lot 1, Revision 1 of Binding Site Plan No. 1-14, recorded under Auditor's File No. 201512230077, records of Skagit County, Washington, being a portion of Section 8, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said Lot 1;
Thence North $89^{\circ}03'45''$ West on the North line of said Lot 1 a distance of 222.07 feet;
Thence South $6^{\circ}53'46''$ East a distance of 118.34 feet;
Thence South $0^{\circ}50'10''$ West a distance 611.20 feet;
Thence South $9^{\circ}28'52''$ West a distance of 87.88 feet more or less to the South line of said Lot 1;
Thence South $88^{\circ}14'57''$ East on said South line a distance of 251.88 feet to the Southeast corner of said Lot 1;
Thence continuing along the East boundary of said Lot I on a non-tangent curve to the left having a central angle of $13^{\circ}31'08''$, a radius of 2814.93 feet, an arc length of 664.19 feet and a chord bearing North $0^{\circ}08'12''$ West a distance of 662.65 feet;
Thence North $6^{\circ}53'46''$ East on the East line of said Lot 1 a distance of 47.64 feet to the North line of Government Lot 6 of said Section;
Thence continuing on said East line North $87^{\circ}41'50''$ West a distance of 3.09 feet to the Center Quarter Corner of said Section;
Thence continuing on said East line North $0^{\circ}06'28''$ West on the North-South centerline of said Section a distance of 25.78 feet;
Thence continuing on said East line North $6^{\circ}53'46''$ West a distance of 84.14 feet to the point of beginning.

Situate in Skagit County, State of Washington.