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Skagit County Auditor

Return Address:

Document Title:

Notice of Lis Pendens

Reference Number

(if applicable): 21-3-00086-29

Grantor(s):

☐ additional grantor names on page ____.

1) Michael Carey Dungan

2) _____

Grantee(s):

☐ additional grantor names on page ____.

1) Courtney Anne Dungan

2) _____

Abbreviated Legal Description:

☐ full legal on page(s) ____.

Lot 11, Plat of Country Aire, Phase 3,

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P104487

Superior Court of Washington, County of Skagit*In re* the marriage of:

Petitioner:

Courtney Anne Dungan,

And Respondent:

Michael Carey Dungan

No. 21-3-00086-29

NOTICE OF LIS PENDENS**NOTICE OF LIS PENDENS**

NOTICE OF HEREBY GIVEN that an action has been commenced in the above-entitled Court upon the complaint of the Petitioner, COURTNEY ANNE DUNGAN, against the Respondent, MICHAEL CAREY DUNGAN. This action alleges a real property claim affecting certain real property that is situated in Skagit County, Washington, that is commonly known as 1316 Crystal Lane, Burlington, WA 98233, and legally described as:

LOT 11, PLAT OF COUNTRY AIRE, PHASE 3, AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGES 157 AND 158, RECORDS OF SKAGIT COUNTY, WASHINGTON.

All persons dealing with the above-described real property situated in Skagit county, Washington, subsequent to the filing of this notice, will take subject to the rights of Petitioner, COURTNEY ANNE DUNGAN as established in that action.

8/1/2022

Date

DocuSigned by:

Tracy D. Finnegan

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Tracy D. Finnegan, WSBA 54252

Attorney for Petitioner Courtney Dungan

NOTICE OF PENDENCY OF ACTION
NOTICE OF LIS PENDENS

p. 1 of 2

 **Finnegan
& Associates PLLC**
Attorneys at Law
415 South First Street
Mount Vernon, WA 98273
360.336.2000

ORIGINAL

Presented by: Petitioner

Tracy D. Finnegan

Sign here

Tracy D. Finnegan, WSBA# 54252

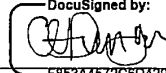
Print name (if lawyer, also list WSBA No.)

8/1/2022

Date

I declare under the penalty of perjury, the foregoing is true and correct, the best of my knowledge and ability.
Signed in Mount Vernon, WA on July ____, 2022. 8/1/2022

DocuSigned by:



Courtney Dungan

Instructions to both parties:

Deadline! Your papers must be filed and served by the deadline in your county's Local Court Rules, or by the State Court Rules if there is no local rule. Court Rules and forms are online at www.courts.wa.gov.

If you want the court to consider your side, you **must**:

- File your original documents with the Superior Court Clerk; AND
- Give the Judge/Commissioner a copy of your papers (if required by your county's Local Court Rules); AND
- Have a copy of your papers served on all other parties or their lawyers; AND
- Go to the hearing.

The court may not allow you to testify at the motion hearing. Read your county's Local Court Rules, if any.

Bring proposed orders to the hearing.

To the person requesting this order:

You must have this order, and the paperwork you filed with the court to get this order, personally served on the other party by someone 18 or older who is not a party to this case.

To the person receiving this order:

If you do not agree with the requests in the motion, file a statement (using form *FL All Family 135, Declaration*) explaining why the court should not approve those requests. You may file other written proof supporting your side.

WASHINGTON STATE LEGISLATURE

PDF | RCW 4.28.328

Lis pendens—Liability of claimants—Damages, costs, attorneys' fees.

(1) For purposes of this section:

(a) "Lis pendens" means a lis pendens filed under RCW 4.28.320 or 4.28.325 or other instrument having the effect of clouding the title to real property, however named, including consensual commercial lien, common law lien, commercial contractual lien, or demand for performance of public office lien, but does not include a lis pendens filed in connection with an action under Title 6, 60, other than chapter 60.70 RCW, or 61 RCW;

(b) "Claimant" means a person who files a lis pendens, but does not include the United States, any agency thereof, or the state of Washington, any agency, political subdivision, or municipal corporation thereof; and

(c) "Aggrieved party" means (i) a person against whom the claimant asserted the cause of action in which the lis pendens was filed, but does not include parties fictitiously named in the pleading; or (ii) a person having an interest or a right to acquire an interest in the real property against which the lis pendens was filed, provided that the claimant had actual or constructive knowledge of such interest or right when the lis pendens was filed.

(2) A claimant in an action not affecting the title to real property against which the lis pendens was filed is liable to an aggrieved party who prevails on a motion to cancel the lis pendens, for actual damages caused by filing the lis pendens, and for reasonable attorneys' fees incurred in canceling the lis pendens.

(3) Unless the claimant establishes a substantial justification for filing the lis pendens, a claimant is liable to an aggrieved party who prevails in defense of the action in which the lis pendens was filed for actual damages caused by filing the lis pendens, and in the court's discretion, reasonable attorneys' fees and costs incurred in defending the action.

[1994 c 155 § 1.]