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Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

Lowell Law Office  
David D. Lowell, ESQ  
PO Box 1346  
Burlington, WA 98233

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COVERSHEET FOR NOTICE OF LIS PENDENS

Assessor's Property Tax Parcel #: P67366 and P26325

Full Legal Description:

P26325: That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 34 North, Range 4 East, W.M., described as follows: Beginning at the Southeast corner of the said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , thence West a distance of 210 feet along the South line of the said subdivision; thence North a distance of 105 feet; thence East a distance of 2310 feet; thence South a distance of 105 feet to the point of beginning;

EXCEPT roads.

Situate in County of Skagit, State of Washington.

P67366 The North 12 feet of the South  $\frac{1}{2}$  of Lot 4; the North  $\frac{1}{2}$  of Lot 4; and all of Lots 5 and 6, Block 3, "MARTIN & BAILEY'S ADDITION TO THE WEST MOUNT VERNON, SKAGIT COUNTY, WASH.", as per plat thereof recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of the vacated street abutting on the West line thereof.

Situate in the County of Skagit, State of Washington.

Grantor: Dawn Murphy, in her capacity of Personal Representative of the Estate of Don Magnuson, Respondent

Grantee: Dennis Ruschmann

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

Dennis Ruschmann,

Plaintiff,

v.

NO. 17-2-01512-4

Dawn Murphy, as Personal  
Representative of the Estate of  
Donald W. Magnuson,

NO. 18-2-00948-29

NOTICE OF LIS PENDENS

Deceased.

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NOTICE IS HEREBY GIVEN, pursuant to RCW 4.28.320 that an action has been instituted and is now pending in the Superior Court of the State of Washington for County of Skagit, in the above cause numbers (lawsuit 17-2-01512-4 and in cause No. 18-2-00948-29).

The object of these actions is to ascertain and establish the legal claims that DENNIS RUSCHMANN has brought to be financially compensated from Don Magnuson and from the Estate of Donald Magnuson.

These actions affect title to the following real property situated in Skagit County, Washington, to wit:

Street Addresses: 15256 North Wall Street, Mt. Vernon, 98273

15238 North Wall Street, Mt. Vernon, 98273

Parcel No(s): P67366 and P26325

Notice of Lis Pendens - 1

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Situate in the County of Skagit, State of Washington.

All persons, in any manner, dealing with real estate subsequent to the filing hereof, will take subject to the to the rights of Petitioner, DENNIS RUSCHMANN.

 9/29/22

DAVID D. LOWELL, WSBA NO. 22563  
Attorney for Dennis Ruschmann