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<b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in)	
1. LIS PENDENS	
<b>Reference Number(s)</b> of Documents assigned or released: 199906010016	
Additional reference #'s on page _____ of document	
<b>Grantor(s)</b> (Last name, first name, initials)	
1. <u>SEMLER, RUTH</u>	
2. <u>ROOK, KAREN</u>	
Additional names on page _____ of document.	
<b>Grantee(s)</b> (Last name first, then first name and initials)	
1. <u>MortgageDirect, a California corporation</u>	
2. <u>Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1</u>	
Additional names on page _____ of document.	
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range)	
<u>PTN. NE 1/4, SEC. 31-36-5E, W.M. (AKA PTN. LT 18, SURVEY REC. NO. 800321)</u>	
Additional names on page _____ of document.	
<b>Assessor's Property Tax Parcel/Account Number</b> P51188 / 360531-1-004-0208	<input type="checkbox"/> Assessor Tax # not yet assigned
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

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

WELLS FARGO BANK, N.A. AS TRUSTEE  
FOR BEAR STEARNS ASSET BACKED  
SECURITIES I TRUST 2004-B01,

Plaintiff,

vs.

RUTH MARIE SEMLER; KAREN S. ROOK;  
ADVANTA FINANCE CORP.; SB&C, LTD  
AKA SKAGIT BONDED COLLECTORS,  
LLC; UNITED STATES OF AMERICA;  
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.:

LIS PENDENS

**NOTICE IS HEREBY GIVEN** that the above-named Plaintiff has commenced an action against the above-named Defendants in the Superior Court of Skagit County by filing a Summons and Complaint; this is notice of pendency of that action. The names of the parties to the action are set forth above. The object of the action is to foreclose a Deed of Trust. The Deed of Trust was recorded on June 1, 1999 with the Skagit County Auditor under Instrument No. 199906010016. The legal description of the real property encumbered by this deed of trust and affected by the action is as follows:

COMMENCING AT THE EXISTING MONUMENT AT THE SOUTHWEST  
CORNER OF SAID NORTHEAST QUARTER;

LIS PENDENS  
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MH FILE NO : WA-23-967770-JUD

MCCARTHY & HOLTHUS, LLP  
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1 THENCE SOUTH 88°01'15" EAST ALONG THE SOUTH LINE OF SAID  
2 NORTHEAST QUARTER A DISTANCE OF 1,314.37 FEET TO THE  
3 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID  
4 NORTHEAST QUARTER;

5 THENCE CONTINUE SOUTH 88°01'15" EAST ALONG SAID SOUTH LINE  
6 A DISTANCE OF 8.44 FEET;

7 THENCE NORTH 11°44'52" EAST 20.29 FEET TO THE SOUTH BOUNDARY  
8 OF THE COUNTY ROAD BEING THE TRUE POINT OF BEGINNING;

9 THENCE CONTINUE NORTH 11°44'52" EAST 248.62 FEET;

10 THENCE SOUTH 88°01'15" EAST PARALLEL WITH SAID SOUTH LINE OF  
11 SAID SUBDIVISION A DISTANCE OF 964.65 FEET;

12 THENCE SOUTH 11°42'39" WEST 113.01 FEET;

13 THENCE SOUTH 8°05'24" WEST 134.39 FEET TO A POINT WHICH IS  
14 SOUTH 88°01'15" EAST FROM THE TRUE POINT OF BEGINNING;

15 THENCE NORTH 88°01'15" WEST ALONG THE NORTH LINE OF THE  
16 COUNTY ROAD 973.43 FEET TO THE TRUE POINT OF BEGINNING.

17 EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED  
18 TRACT:

19 BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE  
20 DESCRIBED TRACT; BEING THE TRUE POINT OF BEGINNING;

21 THENCE NORTH 11°44'52" EAST 248.62 FEET TO THE NORTHWEST  
22 CORNER OF SAID TRACT;

23 THENCE SOUTH 88°01'15" EAST 149.87 FEET;

24 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF  
25 988.24 FEET, THE CENTER OF WHICH BEARS SOUTH 56°42'32" WEST,  
26 AN ARC DISTANCE OF 276.52 FEET TO THE SOUTHERLY LIMIT OF  
27 SAID TRACT;

28 THENCE NORTH 88°01'15" WEST ALONG SAID SOUTHERLY LIMIT  
318.27 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS,  
EGRESS AND UTILITIES, 60 FEET IN WIDTH, THE CENTERLINE OF  
WHICH IS DESCRIBED AS FOLLOWS:

1 COMMENCING AT THE EXISTING MONUMENT AT THE SOUTHWEST  
2 CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP  
3 36 NORTH, RANGE 5 EAST, W.M.;

4 THENCE SOUTH 88°01'15" EAST ALONG THE SOUTH LINE OF SAID  
5 NORTHEAST QUARTER A DISTANCE OF 1,314.37 FEET TO THE  
6 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID  
7 NORTHEAST QUARTER;

8 THENCE CONTINUE SOUTH 88°01'15" EAST ALONG SAID SOUTH LINE  
9 A DISTANCE OF 8.44 FEET;

10 THENCE NORTH 11°44'52" EAST 20.29 FEET TO THE TRUE POINT OF  
11 BEGINNING; SAID POINT BEING ON THE NORTH MARGIN OF THE  
12 COUNTY ROAD (FRUITDALE ROAD);

13 THENCE CONTINUE NORTH 11°44'52" EAST ALONG SAID CENTERLINE  
14 A DISTANCE OF 999.67 FEET;

15 THENCE SOUTH 88°01'15" EAST 320.00 FEET;

16 THENCE NORTH 69°46'28" EAST 225.86 FEET;

17 THENCE SOUTH 56°26'13" EAST 132.95 FEET;

18 THENCE SOUTH 2°35'41" EAST 75.29 FEET;

19 THENCE SOUTH 45°47'03" EAST 61.34 FEET;

20 THENCE SOUTH 17°24'13" EAST 168.37 FEET;

21 THENCE SOUTH 40°08'58" EAST 136.62 FEET;

22 THENCE SOUTH 3°48'36" EAST 224.56 FEET;

23 THENCE SOUTH 11°42'39" WEST 271.31 FEET;

24 THENCE SOUTH 8°05'24" WEST 486.32 FEET TO THE SOUTH LINE OF  
25 THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST  
26 QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

27 THENCE NORTH 88°03'26" WEST ALONG SAID SOUTH LINE 904.04 FEET  
28 TO THE EAST MARGIN OF THE FRUITDALE ROAD, SAID POINT BEING  
THE TERMINAL POINT FOR THE CENTERLINE OF THIS EASEMENT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: P51188 / 360531-1-004-0208.

Dated: March 27, 2024

McCarthy & Holthus, LLP

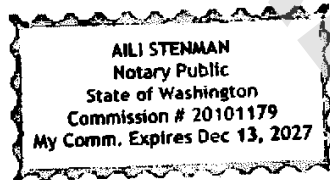
[Signature]  
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Attorneys for Plaintiff

State of Washington  
County of King

This record was acknowledged before me on MAR 27 2024 by  
Grace Chu

[Signature]  
(Signature)

(Seal or stamp)



Notary Public  
Title

My commission expires 12-13-2027