



202504240084

04/24/2025 03:54 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

DOCUMENT TITLE: **Lis Pendens**

Grantor: **Black Cap Properties, LLC**

Grantees: **Keith Johnson Guthrie**

Parcel No.: **P40905**

Property Address: **7501 Pipeline Road, Sedro Woolley, WA**

Brief Legal Description: **TRACT B OF SURVEY RECORDED UNDER AF#8807190081
BEING A PTN NW1/4 SW1/4 & SW1/4 SW1/4, SECTION 9, TOWNSHIP 35 NORTH,
RANGE 6 EAST, W.M.**

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

Keith JOHNSON-GUTHRIE

Plaintiff,

v.

BLACK CAP PROPERTIES, L.L.C., a foreign
Limited Liability Company; Eric STROBEL;
and Scott WASHBURN;

Defendants.

NO. 25-2 00432 29

LIS PENDENS

NOTICE IS HEREBY GIVEN pursuant to RCW 4.28.320 that the Plaintiff named above has commenced an action against the Defendants named above in the Superior Court of Skagit County by filing a Complaint. The object of this action is to obtain judgment declaring the interests of the parties in the following real property:

PARCEL A:

Tract B of a Survey recorded July 19, 1988, in Volume 8 of Surveys, Page 25, under Auditor's File No. 8807190081, records of Skagit County Washington; being a portion the Southwest Quarter of Section 9, Township 35 North, Range 6 East of the Willamette Meridian.

Situated in Skagit County, Washington PARCELS:

PARCEL B:

An easement for access and utilities as delineated across Tract A of a survey recorded July 19, 1988, In Volume 8 of Surveys, Page 25, under Auditor's File No. 8807190081, records of Skagit County Washington; being a portion the Southwest Quarter of Section 9, Township 35 North, Range 6 East of the Willamette Meridian

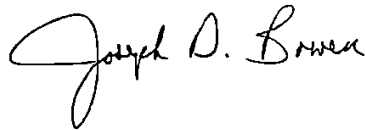
situated in Skagit County, Washington, identified in Skagit County records as Parcel No. P81157

and commonly known as 7501 Pipeline Road, Sedro Wooley, WA.

**ALL PERSONS DEALING WITH THIS REAL ESTATE SUBSEQUENT TO THE
RECORDING OF THIS LIS PENDENS WILL TAKE SUBJECT TO THE RIGHTS OF
THE PLAINTIFFS AS ESTABLISHED IN THIS ACTION.**

DATED THIS 23rd day of April, 2025.

JOSEPH D. BOWEN,
ATTORNEY AT LAW, P.S.

A handwritten signature in black ink that reads "Joseph D. Bowen". The signature is written in a cursive style with a large, stylized "J" and "B".

Joseph D. Bowen, WSBA #17631
Attorney for Plaintiffs