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Skagit County Auditor

When Recorded Please Return To:

BAILEY, DUSKIN & PEIFFLE, P.S.  
P.O. BOX 188  
ARLINGTON, WA 98223

Our File No: 13185-2

<b>Document Title(s)</b> (or transactions contained therein): LIS PENDENS
<b>Grantor(s)</b> (Last name first, then first name and initials) HORTON, RACHEL
<b>Grantee(s)</b> (Last name first, then first name and initials) MYERS, ASHLEY; HORTON, JASMINE
<b>Legal Description</b> (abbreviated i.e. lot, block, plat or section, township, range, qtr./qtr.) MONTBORNE, ACRES 0.23, THAT PORTION OF LOTS 8 THROUGH 11, INCLUSIVE, BLOCK 39
<b>Reference Number(s)</b> of Documents assigned or released:
<b>Assessor's Property Tax Parcel/Account Number</b> P120490
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

E-FILED  
Skagit County Clerk  
Skagit County, WA  
8/7/2025

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 8/8/25



MELISSA BEATON, County Clerk  
By: [Signature]  
Deputy Clerk

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SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

ASHLEY MYERS and JASMINE HORTON, single women,	)	NO. 25-2-00790-29
	)	LIS PENDENS
Plaintiffs,	)	
vs.	)	
RACHEL HORTON, a single woman,	)	
	)	
Defendant.	)	

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 Complaint of plaintiffs against the above-named defendant; that this action is to quiet title and related relief as prayed for in the Complaint filed herein, and that action affects title to real property situated at 18024 Fire Mountain Lane, Mount Vernon, Washington 98274, parcel number P120490, fully located in Skagit County, Washington, legally described in full as:

THAT PORTION OF LOTS 8 THROUGH 11, INCLUSIVE, BLOCK 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF VACATED WALKER STREET AND VACATED ALLEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 8;

LIS PENDENS  
(13185 E.JL/lw)

BAILEY, DUSKIN, PEIFFLE & MARTIN, P.S.  
P.O. Box 188, Arlington, WA 98223  
(360) 435-2168 Fax (360) 435-6060

1 THENCE NORTH 43°01'17" WEST, 150 FEET TO THE TRUE  
 2 POINT OF BEGINNING;  
 3 THENCE CONTINUING NORTH 43°01'17" WEST, 26.33 FEET;  
 4 THENCE SOUTH 88°52'39" WEST, 164.91 FEET;  
 5 THENCE SOUTH 43°01'17" EAST, 137.03 FEET;  
 6 THENCE NORTH 47°38'15" EAST, 122.75 FEET TO THE POINT  
 7 OF BEGINNING.

8 SITUATE IN THE COUNTY OF SKAGIT, STATE OF  
 9 WASHINGTON.

10 and all persons in any manner dealing with the real estate subsequent to the filing hereof  
 11 will take subject to the rights of the plaintiffs as established in that action.

12 DATED this 07 day of August, 2025.

13 BAILEY, DUSKIN, PEIFFLE & MARTIN, P.S.

14 By 

15 Emma J. Long, WSBA No. 61234  
 16 Attorneys for Plaintiffs