



20251140022

11/14/2025 08:55 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Upon recording, please return original to:

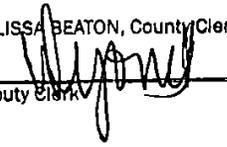
Wolf Lee Hurst & Slattery, PLLP
230 E. Champion Street
Bellingham, Washington 98225

| | |
|---|--|
| DOCUMENT TITLE: | LIS PENDENS |
| GRANTORS: | KATHERINE A. CURRY, an individual; CYNTHIA RAE JACOBSON, an individual; the HEIRS and DEVISEES of EARL R. CURRY, deceased; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation, as nominee for WHIDBEY ISLAND BANK; and HERITAGE BANK, a Washington state-chartered bank, as successor-in-interest to WHIDBEY ISLAND BANK, Defendants |
| GRANTEE: | FRED JONASSON, L.L.C., a Washington limited liability company, Plaintiff |
| ABBREVIATED LEGAL DESCRIPTION: | PTN NE, 6-35-4E, W.M. (see complete legal description on pp. 2-3 of Lis Pendens attached hereto) |
| ASSESSOR'S TAX PARCEL NUMBER: | P35874; 350406-0-031-0002 |
| REFERENCE NUMBERS OF RELATED DOCUMENTS: | N/A |

1 I, MELISSA BEATON, Clerk of the Superior Court of
2 the State of Washington, for Skagit County, do
3 hereby certify that this is a true copy of the original
4 now on file in my office. Dated 11/14/25



MELISSA BEATON, County Clerk

By: 
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2025 NOV 14 AM 8:43

5 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
6 **IN AND FOR THE COUNTY OF SKAGIT**

7 FRED JONASSON, L.L.C., a Washington
8 limited liability company,

9 Plaintiff,

10 vs.

11 KATHERINE A. CURRY, an individual;
12 CYNTHIA RAE JACOBSON, an
13 individual; the HEIRS and DEVISEES of
14 EARL R. CURRY, deceased;
15 MORTGAGE ELECTRONIC
16 REGISTRATION SYSTEMS, INC., a
17 Delaware corporation, as nominee for
18 WHIDBEY ISLAND BANK; and
19 HERITAGE BANK, a Washington state-
20 chartered bank, as successor-in-interest
21 to WHIDBEY ISLAND BANK,

22 Defendants.

CASE NO. 25-2-01281-29

LIS PENDENS

23 NOTICE IS HEREBY GIVEN that an action has been commenced in the above-
24 entitled court upon the complaint of Plaintiff above-named against the above-named
25 Defendants and that the object of that action is to quiet title to a portion of the below-
described property in favor of the Plaintiff and to establish, inter alia, that the Defendants
have no right, title, or interest in said portion of the below-described property. The action
therefore affects title to the following described real estate situated in Skagit County,
Washington, to wit:

LIS PENDENS
Page 1 of 3

WOLF LEE HURST & SLATTERY, PLLP
230 E. Champion Street
Bellingham, WA 98225
Ph: (360) 676-0306/Fax: (360) 676-8058

1 THAT PORTION OF THE E1/2 NE1/4, SECTION 6, TOWNSHIP 35 NORTH,
2 RANGE 4 EAST, W.M., LYING WESTERLY OF COUNTY ROAD AND SOUTHERLY
3 AND EASTERLY OF FOLLOWING DESCRIBED LINE:

4 BEGINNING AT A POINT ON THE SOUTH LINE OF THE N1/2 OF SAID
5 SECTION 6, SAID POINT BEING NORTH 87°15'33" WEST, A DISTANCE OF 2391.12
6 FEET ALONG SAID SOUTH LINE FROM THE E1/4 CORNER OF SAID SECTION 6;

7 THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING COURSE AND
8 DISTANCES: NORTH 07°13'02" EAST, 308.93 FEET;

9 THENCE NORTH 05°33'35" EAST, 273.98 FEET;

10 THENCE NORTH 11°01'22" EAST, 89.39 FEET;

11 THENCE NORTH 17°00'44" EAST, 62.89 FEET;

12 THENCE NORTH 18°08'47" EAST, 72.79 FEET;

13 THENCE NORTH 31°30'58" EAST, 254.78 FEET;

14 THENCE NORTH 34°00'23" EAST, 291.44 FEET;

15 THENCE NORTH 47°08'05" EAST, 258.32 FEET;

16 THENCE NORTH 60°53'42" EAST, 519.35 FEET;

17 THENCE NORTH 47°45'11" EAST, 701.43 FEET;

18 THENCE NORTH 44°02'57" EAST, 319.56 FEET;

19 THENCE 42°39'06" EAST, 208.43 FEET;

20 TO THE TERMINUS OF SAID FENCE LINE;

21 THENCE NORTH 42°39'06" EAST, 20.36 MORE OR LESS TO THE NORTH
22 LINE OF THE NE1/4 OF SAID SECTION 6 BEING THE TERMINUS OF THIS LINE
23 DESCRIPTION.
24
25

1 EXCEPT THE FOLLOWING DESCRIBED TRACT:
2 BEGINNING AT THE NE CORNER OF THE NE1/4 OF SECTION 6;
3 THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, 125 FEET;
4 THENCE NORTH 84°23'45" WEST, 407.88 FEET;
5 THENCE NORTH 12°31'45" WEST TO THE NORTH LINE OF SAID NE1/4 OF
6 SAID SECTION 6;
7 THENCE EASTERLY ALONG THE SAID NORTH LINE TO THE TRUE POINT
8 OF BEGINNING.

9 ALSO EXCEPT FOLLOWING DESCRIBED TRACTS:
10 BEGINNING AT THE NE CORNER OF SECTION ON WEST LINE OF COUNTY
11 ROAD;
12 THENCE SOUTH 825 FEET;
13 THENCE WEST 145 FEET;
14 THENCE SOUTH 140 FEET;
15 THENCE EAST TO THE WEST LINE OF ROAD;
16 THENCE NORTH TO POINT OF BEGINNING
17
18 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

19
20 DATED this 13th day of November 2025.

21
22 s/ Haylee J. Hurst
23 Haylee J. Hurst, WSBA #51406
24 Elizabeth Slattery, WSBA #56349
25 Mark J. Lee, WSBA #19339
of Wolf Lee Hurst & Slattery, PLLP
Attorneys for Plaintiff