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, Skagit County Auditor

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After recording, return to:
Adelstein, Sharpe & Serka
400 N. Commercial Street
Bellingham, WA 98225

LIS PENDENS

DEFENDANT: William and Marion L. Knutzen

PLAINTIFF: Roger Kraig and Colleen Knutzen

LEGAL DESC.: E 1/2 S 35, T 35N, R3 E

TAX PARCEL ID#: P115501

REFERENCE NOS:

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

ROGER KRAIG and COLLEEN
KNUTZEN, and the marital community
composed thereof,

Plaintiff,

v.

WILLIAM and MARION L. KNUTZEN, and
the marital community composed thereof,

Defendants.

NO. 01-2-00480-1

LIS PENDENS

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 Roger Kraig and Colleen Knutzen against William and Marion L. Knutzen that the object of that action is to compel William and Marion L. Knutzen to specifically perform the terms of the parties' settlement agreement and for monetary damages in an amount to be proven at trial.

The action affects title to the following described real estate situated in Skagit County, Washington:

See the attached Exhibit A for a full and complete legal description.



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1
2 All persons in any manner dealing with the real estate subsequent to the filing
3 hereof will take subject to the rights of the plaintiff as established in that action.

4 Dated: April 13, 2001

5 ADELSTEIN, SHARPE & SERKA

6
7 By: 

8 Jeffrey P. Fairchild, WSBA #18895
9 Attorneys for Roger Kraig and Colleen
10 Knutzen

11 c:\knutzen\is pendens 4-12-01



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1 That portion of Lot 1, Skagit County Short Plat No. 96-045, approved July 11,
2 1996 and recorded August 15, 1996 in Volume 12 of Short Plats, Pages 128 and
3 129, under Auditor's File No. 9608150021, records of Skagit County,
4 Washington, being in a portion of the East 1/2 of Section 35, Township 35 North,
Range 3 East, W.M., being more particularly described as follows:

5 BEGINNING at the Northwest corner of that certain parcel
6 conveyed to William Andrew Knutzen and Marian Louise Knutzen,
7 husband and wife, by Statutory Quit Claim Deed recorded under
8 Skagit County Auditor's File Number 720363, also being a corner
9 of said Lot 1, Skagit County Short Plat No. 96-045;
10 thence South 89°30'00" West 180.00 feet along a Westerly
11 projection of the North line of said Knutzen parcel, also a South line
12 of said Lot 1, Skagit County Short Plat No. 96-045, parallel with the
13 South line of said East 1/2 of Section 35;
14 thence South 0°29'45" West 209.00 feet parallel with the East line
15 of said East 1/2 of Section 35 to the South line of said Lot 1, also
16 being a Northeasterly corner of Lot 2 of said Skagit County Short
Plat No. 96-045;
thence North 89°30'00" East 180.00 feet along the South line of
said Lot 1 to a Southeast corner thereof, also being the Southwest
corner of said Knutzen parcel;
thence North 0°29'45" East 209.00 feet along the East line of said
Lot 1, also being the West line of said Knutzen parcel, to the
POINT OF BEGINNING.

17 Situate in the County Skagit, State of Washington.
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