
200107160012
Skagit County Auditor
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Return Address:

George E. Benson
Keithly, Weed, Graafstra & Benson, P.S., Inc.
21 Avenue A
Snohomish, WA 98290

Document Title: Lis Pendens

Reference Number of Related Document: Mortgage Filing No. 8105050028

Grantor: David Youngquist
(Other defendants listed on pages 1 and 2.)

Grantee: Northwest Farm Credit Services, FLCA, a corporation
(assignee)

Legal Description: a ptn of NW1/4 of SE1/4, 26 - 34 - 3 E W. M.
Lot 1 of SP 16-81 in 35 - 34 - 3 E W. M.

(Full legal description found on pages 2 through 3.)

Assessor's Property Tax Parcel Numbers: 340326-4-006-0003
340335-3-004-0006

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

6 NORTHWEST FARM CREDIT SERVICES,)
7 FLCA, a corporation,)

8 Plaintiff,)

9 vs.)

10 DAVID YOUNGQUIST and JANE DOE)
11 YOUNGQUIST, husband and wife, and their)
12 marital community; MICHELE HOWE, also)
13 known as MICHELE YOUNGQUIST and)
14 JOHN DOE HOWE, wife and husband, and)
15 their marital community; UNITED STATES)
16 OF AMERICA, acting through the FARMERS)
17 HOME ADMINISTRATION, now known as)
18 FARM SERVICE AGENCY, UNITED)
19 STATES DEPARTMENT OF)
20 AGRICULTURE; SKAGIT STATE BANK;)
21 MOUNT VERNON ABSTRACT & TITLE)
22 CO., INC., a Washington corporation d/b/a)
23 Land Title Company of Skagit County, also)
24 known as Land Title Company; WOLFKILL)
25 FEED and FERTILIZER CORPORATION, a)
26 Washington corporation; NORTHFORK)
27 FARMS, INC., a Washington corporation;)
JAY KOETJE FISHING, INC., a Washington)
corporation; SKAGIT COUNTY; HELENA)
CHEMICAL COMPANY, a Delaware)
corporation; DON YOUNGQUIST and)
MARY DOE YOUNGQUIST, husband and)
wife, and their marital community; and)
OCCUPANTS NUMBERS 1 through 10,)

Defendants.)

01 2 00920 9
NO.

LIS PENDENS

26 LIS PENDENS - 1
27 YOUNG.LIS/0214912



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LAW OFFICES OF
KEITHLY, WEED, GRAAFSTRA,
AND BENSON, INC., P.S.
21 AVENUE A
SNOHOMISH, WA 98290-2962
(360) 568-3191 FAX (360) 568-4437

1 **NOTICE IS HEREBY GIVEN:**

2 1. An action affecting the title to the real property hereinafter described has been
3 commenced, and is now pending in the Superior Court of the State of Washington for
4 Skagit County, as Cause No. 01 2 00920 9.

5 2. The plaintiff in said action is Northwest Farm Credit Services, FLCA, a
6 corporation. The defendants are David Youngquist and Jane Doe Youngquist, husband
7 and wife, and their marital community, Michele Howe, also known as Michele Youngquist
8 and John Doe Howe, wife and husband, and their marital community, United States of
9 America, acting through the Farmers Home Administration, now known as Farm Service
10 Agency, United States Department of Agriculture, Skagit State Bank, Mount Vernon
11 Abstract & Title Co., Inc., a Washington corporation d/b/a Land Title Company of Skagit
12 County, also known as Land Title Company, Wolfkill Feed and Fertilizer Corporation, a
13 Washington corporation, Northfork Farms, Inc., a Washington corporation, Jay Koetje
14 Fishing, Inc., a Washington corporation, Skagit County, Helena Chemical Company, a
15 Delaware corporation, Don Youngquist and Mary Doe Youngquist, husband and wife, and
16 their marital community, and Occupants Numbers 1 through 10.

17 3. The object of this action is to foreclose a mortgage in favor of the plaintiff
18 against the real property described below. The action affects the following described
19 property located within Skagit County, Washington:

20 Parcel A:

21 Township 34 North, Range 3 East of the Willamette Meridian.
22 Section 26: NW 1/4 SE 1/4

23 EXCEPT County Road, dike and drainage ditch rights of way, AND
24 EXCEPT the East 330 feet of that portion of said NW 1/4 SE 1/4 lying
25 West of the County Road running North and South along the East line of
26 said subdivision.

27 **LIS PENDENS - 2**
YOUNG.LIS/0214912



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1 Parcel B:

2 Tract 1 of Skagit County Short Plat No. 16-81, approved April 10, 1981
3 and recorded April 10, 1981 in Volume 5 of Short Plats, page 53, under
4 Auditor's File No. 8104100043, being a portion of the SE 1/4 SW 1/4 of
5 Section 35, Township 34 North, Range 3 East of the Willamette Meridian.

6 Tax Parcel Nos.: 340326-4-006-0003
7 340335-3-004-0006

8 All situate in the County of Skagit, Washington.

9 All water and water rights used upon or appurtenant to said property,
10 however evidenced.

11 Together with any and all tenements, hereditaments and appurtenances
12 thereunto belonging or used in connection therewith.

13 Said property also subject to:

14 Provisions set forth on the face of Short Plat No. 16-81, as follows:

- 15 1. All maintenance and construction of private roads are the
16 responsibility of the lot owners and the responsibility of
17 maintenance shall be in direct relationship to usage of road;
- 18 2. Short Plat Number and date of approval shall be included in
19 all deeds and contracts;
- 20 3. Zoning--Agricultural; Variance #V-80-010;
- 21 4. Sewage Disposal - Septic system;
- 22 5. Water - P.U.D.

23 Affects Parcel B.

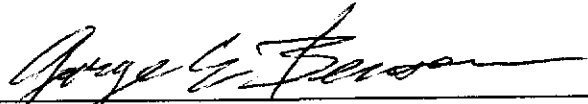
24 Agricultural Classification: The lands described herein have been classified
25 as farm and agricultural as disclosed by notice recorded December 8, 1971,
26 and October 7, 1974 under Auditor's File Nos. 761577 and 808437,
27 respectively, and are subject to the provisions of RCW 84.34, which
include the requirement of a continuation of restricted use in order to
continue the present assessment rate. A change in use can cause an
increased assessment rate for present and past years. Any sale or transfer
of all or a portion of said property requires execution of a notice of
compliance form attached to the excise tax affidavit. (Affects Parcel A
only.)



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4. All persons who in any manner deal with the above-described real estate subsequent to the filing of this Lis Pendens will take subject to the rights of the plaintiff as established in said action.

Dated this 11th day of July, 2001.



George E. Benson, WSBA #8352
Keithly, Weed, Graafstra & Benson, P.S., Inc.
Attorney for Plaintiff
21 Avenue A
Snohomish, Washington 98290
(360) 568-3119

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YOUNG.LIS/0214912



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