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Brian Wichmann
15201 Military Rd S
Seattle, WA 98188



200505030122
Skagit County Auditor

5/3/2005 Page

1 of

3 3:16PM

Document Title: Lis Pendens

Grantors: Jose Silva and Yvette D. Silva, husband and wife, and Harbour Pointe Mortgage.

Grantees: Evert Magnuson and Mary E. Magnuson, husband and wife.

Abbreviated legal description: A Ptn of Lot 55, Forest Estates Plat #2, Vol 8, page 101, records of Skagit County, Washington.

Unabbreviated legal attached as Exhibit A.

Tax Parcel No.:3915-000-055-0002.

Commonly known as 1826 Woodland Dr in Mount Vernon, WA 98273.

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6 SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

7 Evert Magnuson and Mary E. Magnuson,
8 husband and wife,

No. 05 2 00845 1

LIS PENDENS

9 Plaintiff(s),

10 vs.

11 Jose Silva and Yvette D. Silva, husband
and wife, and Harbour Pointe Mortgage,

12 Defendant(s).

13 Notice is hereby given that the above captioned action has been filed and that the
14 outcome of said action may affect the title to the following described real property in
15 SKAGIT COUNTY, WASHINGTON:

16 Abbreviated legal description: A Ptn of Lot 55, Forest Estates Plat #2, Vol 8,
17 page 101, records of Skagit County, Washington.

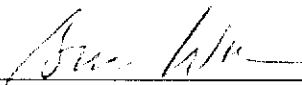
18 Unabbreviated legal attached as Exhibit A.

19 Tax Parcel No.:3915-000-055-0002.

20 Commonly known as 1826 Woodland Dr in Mount Vernon, WA 98273.

21 The object of this action is to quiet title in Plaintiff.

22
23 Date: May 2, 2005.


24 Brian Wichmann, WSBA #16467
25 Attorney for Plaintiff
15201 Military Rd. S.
26 Seattle, WA 98188
(206) 244-7433

27 LIS PENDENS -- Page 1



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Skagit County Auditor

Exhibit A

Lot 33, "Forest Estates Plat No. 2," according to the plat recorded in Volume 8 of Plats, Pages 101 and 102, records of Skagit County, Washington.

EXCEPT:

That portion of Lot 55 of the plat of "Forest Estates, Plat No. 2," as recorded in Volume 8 of Plats, Pages 101 and 102, records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said Lot 55; thence North $01^{\circ}06'30''$ West, along the West line thereof, a distance of 246.72 feet to the true point of beginning; thence South $81^{\circ}38'54''$ East, a distance of 181.43 feet; thence on a curve to the left having a radius of 540.00 feet through a delta of $4^{\circ}42'34''$, an arc distance of 44.39 feet, to the East line of said Lot 55; thence North $1^{\circ}06'30''$ West along said line a distance of 60.23 feet; thence Westerly along a non-tangent curve concave to the North whose radius point bears North $4^{\circ}14'16''$ East, a distance of 480.00 feet, through a delta of $4^{\circ}06'50''$ an arc distance of 34.47 feet; thence North $81^{\circ}38'54''$ West, a distance of 191.43 feet to the West line of said Lot 55; thence South $1^{\circ}06'30''$ East, a distance of 60.83 feet to the true point of beginning.

ALSO EXCEPT:

That portion of Lot 55 of the plat of "Forest Estates, Plat No. 2," as recorded in Volume 8 of Plats, Pages 101 and 102, records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said Lot 55; thence North $01^{\circ}06'30''$ West, along the West line thereof, a distance of 246.72 feet to the Southerly line of that certain parcel as conveyed to the City of Mount Vernon under Statutory Warranty Deed recorded under Auditor's File No. 9201220104, records of Skagit County, Washington; thence the following courses along the South line of said parcel: thence South $81^{\circ}38'54''$ East, a distance of 181.43 feet; thence on a curve to the left having a radius of 540.00 feet; through a delta of $4^{\circ}42'34''$ an arc distance of 44.39 feet to the East line of said Lot 55; thence South $1^{\circ}06'30''$ East, along the East line of Said Lot 55, a distance of 212.13 feet to the Southeast corner of said Lot 55; thence South $89^{\circ}04'37''$ West, along the South line thereof, a distance of 223.00 feet to the point of beginning.

End of Exhibit A



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