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200610020176

Skagit County Auditor

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**WASHINGTON STATE COUNTY AUDITOR/RECORDER'S
RECORDING SHEET**

Document to be recorded: *LIS PENDENS*

Original

Reference numbers of related documents:

FIRST AMERICAN TITLE CO.

Petitioner(s):

1. STATE OF WASHINGTON

76167
ACCOMMODATION RECORDING ONLY

Respondent(s):

1. Engebret, LLC
2. Hulbert Farms, Inc.
3. SKAGIT COUNTY

W2NW11-34-3
Legal Description is on page(s) 1 and 2 of the Lis Pendens.

Assessor's Property Tax Parcel Account Number(s): 340311-2-003-007 (P21459)

Assistant Attorney General Assigned to Case: Douglas D. Shaftel

Case Name: State v. Engebret, LLC, et al.

County: Skagit

Cause No.: 06-2-10545-5

FA No. N/A Project No. A02039A Parcel No. 1-16574

STATE OF WASHINGTON
SKAGIT COUNTY SUPERIOR COURT

STATE OF WASHINGTON,

Petitioner,

v.

ENGBRETH LLC, a Washington limited
liability company; HULBERT FARMS, INC., a
Washington corporation; and SKAGIT
COUNTY

Respondents.

NO. 06-2-01545-5

LIS PENDENS

TO WHOM IT MAY CONCERN:

An action affecting the title to real property has been commenced in the Superior Court of Skagit County, State of Washington, and is now pending in this court. The property is more particularly described as follows:

DESCRIPTION:

All that portion of the hereinafter described TRACT "X" lying northwesterly of a line drawn 165.00 feet southeasterly of and parallel with the SR 20 line survey of SR 20, Fredonia to Pulver Rd. Vic.
TRACT "X"

The west half of the northwest quarter of Section 11, Township 34 North, Range 3 East, W.M. lying south of the Great Northern Railway right-of-way,

EXCEPT State Highway right-of-way;

AND EXCEPT the following described tract:

Beginning at the southwest corner of the southwest quarter of the northwest quarter of said Section 11; thence north 50 feet; thence in a southeasterly

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NEY GENERAL OF WASHINGTON
rtation & Public Construction Division
7141 Cleanwater Drive SW
PO BOX 40113

Olympia, WA 98504-0113

(360) 753-6126 Facsimile: (360) 586-6847

1 direction to a point 50 feet east of the point of beginning; thence west to the
2 point of beginning;

3 AND ALSO EXCEPT a strip of land 55 feet in width as conveyed to Skagit
4 County for road purposes by Deed dated July 3, 1941 and recorded under
5 Auditor's File No. 341467.

6 TOGETHER WITH all rights of ingress and egress (including all existing,
7 future or potential easements of access, light, view and air) to, from and
8 between SR 20, Fredonia to Pulver Rd. Vic. and the remainder of said TRACT
9 "X".

10 EXCEPT that the State shall construct on its right of way a Type "B" off and on
11 approach, not to exceed 50 feet in width, for use necessary to the normal
12 operation of a farm, but not for retail marketing, on the southeasterly side, at or
13 near Highway Engineer's Station 609+70, and to which off and on approach
14 only, the Respondent, its successors, or assigns, shall have a right of reasonable
15 access for that purpose only. Traffic using this approach will be limited to right
16 in/right out movements.

17 TOGETHER WITH the right to enter upon the Respondents remaining lands,
18 where necessary to construct said road approach.

19 The lands herein condemned contain an area of 187,407 square feet, more or
20 less, the specific details concerning all of which are to be found in that certain
21 map of definite location now of record and on file in the office of the Secretary
22 of Transportation at Olympia, and bearing date of approval June 3, 2005,
23 revised May 19, 2006.

24 The object of the legal action is to acquire by condemnation the described lands, real
25 estate, premises and other property and/or property rights as a right of way for the state
26 highway known as SR 20, the lands being in the County of Skagit, State of Washington.

The name of the petitioner and plaintiff in this action is the State of Washington, and
the names of the respondents and defendants are:

ENGEBRETH, LLC, a Washington limited liability company;

HULBERT FARMS, INC., a Washington corporation; and

SKAGIT COUNTY.



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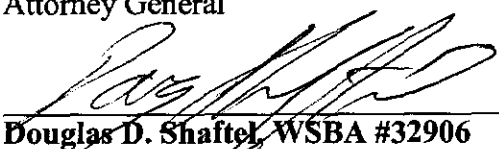
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STATE OF WASHINGTON
Transportation & Public Construction Division
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Olympia, WA 98504-0113
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1 DATED this 18th day of September, 2006.

2 ROB MCKENNA
3 Attorney General

4 
5 Douglas D. Shaftel, WSBA #32906
6 Assistant Attorney General
7 Attorneys for Petitioner
8 STATE OF WASHINGTON
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