



200612070110

Skagit County Auditor

12/7/2006 Page 1 of 3 4:06PM

Filed for Record at Request of:

Joseph D. Bowen, Attorney at Law, P.S.
401 S. Second Street
Mount Vernon, WA 98273

LIS PENDENS

YOU AND EACH OF YOU TAKE NOTE that legal action is filed and pending effecting lawful title to a leasehold and improvements located at 182 South Woodland Drive, Mount Vernon, WA which is legally described as follows under Skagit County Parcel Identification P65472:

SEE ATTACHED

The plaintiffs are Mary MAGNUSON and the Defendants are Jose SILVA. The cause number is 06-2-02155-2. The object of the action is to enforce a contract under which Defendants agreed to sell the subject property to the Plaintiffs. Pursuant to RCW 4.28.320, this filing shall forthwith be constructive notice to a purchaser or encumbrancer of the property affected thereby, whereby every person whose conveyance or encumbrance is subsequently executed or subsequently recorded shall be deemed a subsequent purchaser or encumbrancer, and shall be bound by all proceedings taken after the filing of such notice to the same extent as if he or she were a party to the action.

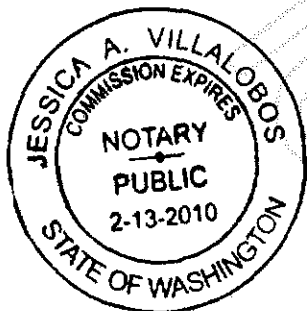
DATED this 6th day of Dec., 2006.

Joseph D. Bowen
WSBA # 17631

ORIGINAL

STATE OF WASHINGTON)
)-ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOSEPH BOWEN is the person who appeared before me on the date set forth above, signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned herein.



[Signature]
Notary Public residing at Mt. Vernon, WA
My appointment expires: 2/13/2010



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UNRECORDED

FOREST ESTATES PLAT NO 2, ACRES 1.89, LOT 55, "FOREST ESTATES, PLAT NO. 2", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT CERTAIN PARCEL CONVEYED TO THE CITY OF MT. VERNON RECORDED UNDER AUDITOR'S FILE NO. 9201220104, DESCRIBED AS FOLLOWS: THAT PORTION COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTH 01 DEGREES 06'30" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 246.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 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 04 DEGREES 42'34" AN ARC DISTANCE OF 44.39 FEET TO THE EAST LINE OF SAID LOT 55; THENCE NORTH 01 DEGREES 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 04 DEGREES 14'16" EAST A DISTANCE OF 480.00 FEET THROUGH A DELTA OF 04 DEGREES 06'50" AN ARC DISTANCE OF 34.47 FEET; THENCE NORTH 81 DEGREES 38'54" WEST A DISTANCE OF 191.43 FEET TO THE WEST LINE OF SAID LOT 55; THENCE SOUTH 01 DEGREES 06'30" EAST A DISTANCE OF 60.83 FEET TO THE TRUE POINT OF BEGINNING. AND ALSO EXCEPT THAT PORTION OF SAID LOT 55 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTH 01 DEGREES 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 MT. 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 DEGREES 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 DEGREES 42'34", AN ARC DISTANCE OF 44.39 FEET TO THE EAST LINE OF SAID LOT 55; THENCE SOUTH 01 DEGREES 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 DEGREES 04'37" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING. AKA FOREST ESTATES PLAT #2, LOT 55 LYING NORTHERLY OF BLACKBURN



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