



200807210164
Skagit County Auditor

7/21/2008 Page 1 of 4 2:38PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Lis Pendens
08-2-00760-2

Grantors: (1) Charles J. Davenport
(2) Gene R. Fazio
(3) Gloria Haney
(4) Wayne Keeton
(5) Lindsay Keeton
(6) Stephen o. Lockwood

Grantee: Cascade River Community Club

Legal Description: Lot 154, Cascade River Park Div. 1; ptn Tract B, Cascade River Park Div. 1; Lot 39, Cascade River Park Div. 3; Lot 197, Cascade River Park Div. 1; Lot 29, Cascade River Park Div. 2

Additional Legal Descriptions Located on Pages 2-3

Assessor's Property Tax Parcel or Account No.: P63704; P63798; P63799; P63912; P63750; P63829

Reference Nos of Documents Assigned or Released: N/A

1
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4
5 **IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**
6

7 **CASCADE RIVER COMMUNITY**
8 **CLUB, Inc., a Washington nonprofit**
9 **corporation**

10 **Plaintiff**

11 vs.

12 **CHARLES J. DAVENPORT & JANE**
13 **DOE DAVENPORT, h/w; GENE R.**
14 **FAZIO & JANE DOE FAZIO, h/w;**
15 **CHICAGO TITLE INS. Co.; GLORIA**
16 **HANEY & JOHN DOE HANEY, h/w;**
17 **CASCADE RIVER DEVELOPMENT**
18 **Co., a Washington corporation; WAYNE**
19 **KEETON & LINDSAY KEETON, h/w;**
20 **STEPHEN O. LOCKWOOD & JANE**
21 **DOE LOCKWOOD, h/w**

22 **Defendants**

Nº 08-2-00760-2

LIS PENDENS

23 NOTICE IS HEREBY GIVEN that the above named Plaintiff has commenced an action
24 against the above named Defendants in the Superior Court for Skagit County, by filing a
25 Summons and Complaint; this is notice of pendency of said action. The names as the parties to
26 said action are set forth above. The object to the action is to foreclose liens for delinquent
27 assessments and other charges due to Plaintiff. The descriptions of the parcels of real property
28 situated in Skagit County, Washington, affected by the said action is as follows:

29 Parcel A:

30 Lot 154, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59
inclusive, records of Skagit County, Washington.
(63704)



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LIS PENDENS

1 Parcel B:

2 That portion of Tract B, PLAT OF CASCADE RIVER PARK No. 1, according to the plat thereof recorded
3 in Volume 8 of Plats, pages 55 through 59, records of Skagit County, Wash., described as follows:

4 Commencing at the most Southerly corner common to said tract and Lot 1 in
5 said plat, which corner is on a curve from which the center lies South 33° 53'
6 16" East and 244.78 feet distant;
7 thence Easterly along the Southerly line of the said tract and along the said curve
8 to the right through a central angle of 29° 39' 08" an arc distance of 126.68 feet
9 to a point of reverse curvature and the beginning of a curve to the left with a
10 radius of 150.00 feet;
11 thence Easterly along said Southerly line and said curve through a central angle
12 of 40° 06' 25" an arc distance of 105.00 feet to the point of beginning;
13 thence continuing Northeasterly and Northerly along the said Easterly line of the
14 said tract and along the said curve through a central angle of 82° 49' 13" an arc
15 distance of 216.82 feet to a point of compound curvature and the beginning of a
16 curve to the left with a radius of 20.00 feet;
17 thence Northerly and westerly along the said curve through a central angle of 65°
18 27' 31" an arc distance of 22.85 feet to a point of tangency;
19 thence South 77° 22' 42" West along the North line of the said tract a distance of
20 80.89 feet;
21 thence South 24° 15' 14" East a distance of 205.82 feet to the point of
22 beginning.

23 TOGETHER WITH That portion of Tract B, PLAT OF CASCADE RIVER PARK No. 1, according to the
24 plat thereof recorded in Volume 8 of Plats, pages 55 through 59, records of Skagit County, Wash.,
25 described as follows:

26 Commencing at the most Southerly corner common to said tract and Lot 1 in
27 said plat, which corner is on a curve from which the center lies South 33° 53'
28 16" East and 244.78 feet distant;
29 thence Easterly along the Southerly line of the said tract and along the said curve
30 to the right through a central angle of 29° 39' 08" an arc distance of 126.68 feet
to the point of beginning;
thence North 04° 14' 09" West a distance of 121.38 feet;
thence North 38° 05' 10" West a distance of 89.08 feet to the Northerly line of
the said tract;
thence North 51° 54' 50" East along the said Northerly line a distance of 17.00
feet to the beginning of a curve to the right with a radius of 150.00 feet;
thence Easterly along said curve through a central angle of 25° 27' 52" an arc
distance of 66.67 feet;
thence South 24° 15' 14" East a distance of 205.82 feet to intersect the Southerly
line of the said tract at a point on a curve from which the center lies North 44°
20' 34" West and 150.00 feet distant;
thence Westerly along said curve to the right through a central angle of 40° 06'
25" an arc distance of 105.00 feet to the point of beginning.

Parcel C:

Lot 39, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages 22-24,
records of Skagit County, Washington.
(P63912)



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1 Parcel D:

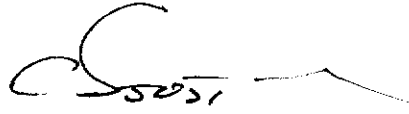
2 Lot 197, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive,
3 records of Skagit County, Washington.
(P63750)

4 Parcel E:

5 Lot 29, "Cascade River Park Div. No. 2", as per plat recorded under Auditor's File No. 682848.
(P63829)

7 All persons receiving any interest in or to the said parcels of real estate subsequent to the
8 filing hereof will take the same subject to the rights of Plaintiff as established in said action.

9
10 DATED: 7/21/08

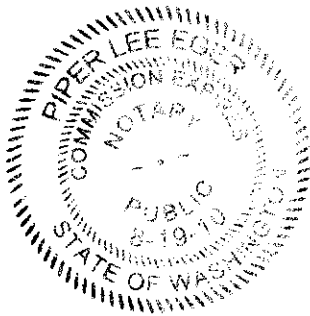
11 

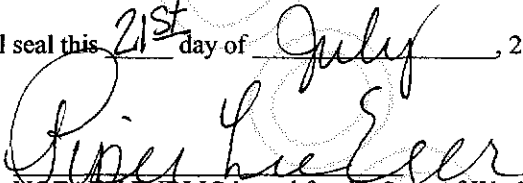
12 CRAIG SJOSTROM #21149
13 Attorney for Plaintiff

14 STATE OF WASHINGTON)
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COUNTY OF SKAGIT)
:SS)

On this day personally appeared before me Craig Sjostrom, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21ST day of July, 2008.




NOTARY PUBLIC in and for the State of Washington, residing at
Mount Vernon
My commission expires: 8/19/10
Name: Piper Lee Eger



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