



200808140039
Skagit County Auditor

8/14/2008 Page 1 of 4 10:14AM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Partial Release of Lis Pendens
08-2-00760-2

Grantors: Cascade River Community Club

Grantee: (1) Gene R. Fazio
(2) Wayne Keeton
(3) Lindsay Keeton

Legal Description: ptn Tract B, Cascade River Park Div. 1; Lot 197, Cascade River Park Div. 1

Additional Legal Descriptions Located on Pages 2-3

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

Reference Nos of Documents Assigned or Released: 200807210164

1
2
3
4
5
6 **IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

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

PARTIAL RELEASE OF LIS PENDENS

23 **NOTICE IS HEREBY GIVEN** that the Lis Pendens recorded on July 21st, 2008, under
24 Auditor's File No. 200807210164, records of Skagit County, Washington, is hereby released
25 insofar as the same relates to the following-described parcels:

26 **Parcel B:**

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

29 Commencing at the most Southerly corner common to said tract and Lot J in
30 said plat, which corner is on a curve from which the center lies South 33° 53'
16" East and 244.78 feet distant;
thence Easterly along the Southerly line of the said tract and along the said curve
to the right through a central angle of 29° 39' 08" an arc distance of 126.68 feet
to a point of reverse curvature and the beginning of a curve to the left with a
radius of 150.00 feet;
thence Easterly along said Southerly line and said curve through a central angle



200808140039
Skagit County Auditor

RELEASE OF LIS PENDENS

C:\S.L.O\HOA\active\Cascade River Park\Davenport, et.al\pleadings\release of lis pendens.wpd Page 1 of 3

8/14/2008 Page 2 of 4 10:14AM

1 of 40° 06' 25" an arc distance of 105.00 feet to the point of beginning;
2 thence continuing Northeasterly and Northerly along the said Easterly line of the
3 said tract and along the said curve through a central angle of 82° 49' 13" an arc
4 distance of 216.82 feet to a point of compound curvature and the beginning of a
5 curve to the left with a radius of 20.00 feet;
6 thence Northerly and westerly along the said curve through a central angle of 65°
7 27' 31" an arc distance of 22.85 feet to a point of tangency;
8 thence South 77° 22' 42" West along the North line of the said tract a distance of
9 80.89 feet;
10 thence South 24° 15' 14:" East a distance of 205.82 feet to the point of
11 beginning.

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

15 Commencing at the most Southerly corner common to said tract and Lot 1 in
16 said plat, which corner is on a curve from which the center lies South 33° 53'
17 16" East and 244.78 feet distant;
18 thence Easterly along the Southerly line of the said tract and along the said curve
19 to the right through a central angle of 29° 39' 08" an arc distance of 126.68 feet
20 to the point of beginning;
21 thence North 04° 14' 09" West a distance of 121.38 feet;
22 thence North 38° 05' 10" West a distance of 89.08 feet to the Northerly line of
23 the said tract;
24 thence North 51° 54' 50" East along the said Northerly line a distance of 17.00
25 feet to the beginning of a curve to the right with a radius of 150.00 feet;
26 thence Easterly along said curve through a central angle of 25° 27' 52" an arc
27 distance of 66.67 feet;
28 thence South 24° 15' 14" East a distance of 205.82 feet to intersect the Southerly
29 line of the said tract at a point on a curve from which the center lies North 44°
30 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 D:

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

All other parcels identified in the said Lis Pendens are unaffected by this instrument.

DATED: 8/14/08


CRAIG SJOSTROM #21149
Attorney for Plaintiff



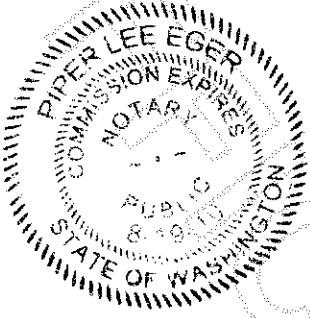
200808140039

Skagit County Auditor

1 STATE OF WASHINGTON)
:SS
2 COUNTY OF SKAGIT)

3 On this day personally appeared before me Craig Sjostrom, to me known to be the individual described in
4 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.

5 GIVEN under my hand and official seal this 14 day of August, 2008.



Piper Lee Eger

NOTARY PUBLIC in and for the State of Washington, residing at

Mount Vernon

My commission expires: 8/19/10

Name: Piper Lee Eger

OFFICIAL DOCUMENT



200808140039
Skagit County Auditor

8/14/2008 Page 4 of 4 10:14AM

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
411 Main St., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
sjostrom@fidalgo.net