



201012230029
Skagit County Auditor

12/23/2010 Page 1 of 5 9:50AM

AFTER RECORDING MAIL TO:

JACOB COHEN
Post Office Box 889
Oak Harbor, WA 98277

Document Title(s):

1. **Lis Pendens**

Reference No. of Documents assigned or released:

Grantor(s): (Last name first, then first and initial)

Overlook Crest, L.L.C., a Washington limited liability company; Washington Federal Savings; Westward Financial Services Corporation

Additional names on page ____ of document.

Grantee(s): (Last name first, then first and initial)

Island Construction, Inc.

Additional names on page ____ of document.

Abbreviated Legal Description as follows:

PTN 30-34-05 AND PTN 31-34-05

Complete legal on page 1 of document.

Assessor's Property Tax Parcel/Account Number(s):

P104162, P30512, P30517, P30514, P 30542, P30543, P30544, P30526, 340530-3-001-0200, 340530-3-001-0002, 340530-4-002-0009, 340530-3-002-0001, 340531-2-001-0003, 340531-2-002-0002, 340531-3-001-0001 and 340531-0-002-0006

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5 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT
6 COUNTY

7 ISLAND CONSTRUCTION, INC.)
8 A Washington corporation.)

9 Plaintiff.)

10 vs.)

11 OVERLOOK CREST, L.L.C., a)
12 Washington limited liability)
13 Corporation; WASHINGTON)
14 FEDERAL SAVINGS, and)
15 WESTWARD FINANCIAL)
16 SERVICES CORPORATION,)

17 Defendant.)

No. 10-2-02528-9

LIS PENDENS

18 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending
19 in the Superior Court of the state of Washington for Skagit County upon the complaint of the
20 Plaintiff herein, against the above named Defendant, and that the object of the action is to
21 foreclose a claim of lien in the following real property into the plaintiff, and that the action
22 affects title to the following described real property situated in Skagit County, Washington, to

23 wit:



201012230029

Skagit County Auditor

12/23/2010 Page 2 of 5 9:50AM

24 LIS PENDENS

25 COHEN, MANNI, THEUNE & MANNI LLP

Attorneys at Law

P O Box 889

Oak Harbor, WA 98277

Phone: 360/675-9088, Fax: 360/679-6599

1 PARCEL A:

2 The Northeast Quarter of the Southwest Quarter of Section 31, Township 34
3 North, Range 5 East of the Willamette Meridian;

4 EXCEPT road rights of way

5 AND EXCEPT a tract conveyed to Skagit County by deed dated
6 December 8, 1936 and recorded March 9, 1937, in Volume 171 of Deed,
7 page 345, records of Skagit County, Washington which is more
8 particularly described as follows:

9 Beginning at a point being North 18°38'30" West a distance of 1347.6
10 feet from the South Quarter corner of said Section 31;
11 Thence North 0°19' East a distance of 120.0 feet;
12 Thence North 63°27'30" West a distance of 255.9 feet;
13 Thence South 0°19' West a distance of 240.0 feet;
14 Thence North 88°38' East a distance of 230.0 feet, more or less to a point
15 of beginning; (bearings are referred to the South line of the Southwest
16 Quarter of said Section 31 as bearing North 87°36'30" East),

17 ALSO EXCEPT the South Half of the Southwest Quarter of the Northeast
18 Quarter of the Southwest Quarter;

19 ALSO ALSO EXCEPT that portion of the above described property lying
20 Southwest of the county road commonly known as Walker Valley Road
21 conveyed to Clay Imhof by deed dated April 4, 1984, and recorded April
22 30, 1984 in Volume 558 of Deed, page 252, under Auditor's File No.
23 8404300071, records of Skagit County, Washington.

24 Situating in Skagit County, Washington.

25 PARCEL B:

 The Southeast Quarter of the Southwest Quarter of Section 30, Township 34
 North, Range 5 East of the Willamette Meridian, Skagit County, Washington.

 Situating in Skagit County, Washington.



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12/23/2010 Page 3 of 5 9:50AM

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PARCEL C:

Government Lot 2, in Section 31, Township 34 North, Range 5 East of the Willamette Meridian, Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL D:

The East Half of the Northwest Quarter of Section 31, Township 34 North, Range 5 East of the Willamette Meridian, Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL E:

The Northwest Quarter of the Southeast Quarter in Section 30, Township 34 North, Range 5 East of the Willamette Meridian;

EXCEPT county road right of way, commonly known as the Gunderson Road.

ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road #0600 by deed recorded November 18, 1986 as Auditor's File Nos. 8611180004 and 8611180005, records of Skagit County, Washington.

AND ALSO EXCEPT that portion of said premises lying Northerly of Gunderson Road as conveyed by deed recorded on October 31, 1988 under Auditor's File Nos. 8810310090 and 8810310091, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL F:

The Northeast Quarter of the Southwest Quarter in Section 30, Township 34 North, Range 5 East of the Willamette Meridian;

EXCEPT county road right of way, commonly known as the Gunderson Road.

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1 ALSO EXCEPT that portion conveyed to Skagit County for Gunderson
2 Road #0600 by deed recorded November 18, 198 as Auditor's File Nos.
8611180004 and 8611180005, records of Skagit County, Washington.

3 AND ALSO EXCEPT that portion of said premises lying Northerly of
4 Gunderson Road as conveyed by deed recorded on October 31, 1988
5 under Auditor's File Nos. 8810310090 and 8810310091, records of
6 Skagit County, Washington.

7 Situated in Skagit County, Washington.

8 Tax Parcel Nos.: P104162, P30512, P30517, P30514, P30542, P30543, P30544, P30526,
9 340530-3-001-0200, 340530-3-001-0002, 340530-4-002-0009, 340530-3-002-0001,
340531-2-001-0003, 340531-2-002-0002, 340531-3-001-0001 and 340531-0-002-0006

10 and all persons in any manner dealing with the real estate subsequent to the filing hereof will
11 take subject to the rights of the Plaintiff as established in that action.

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15 JACOB COHEN, WSBA No. 5070
16 Attorney for Plaintiff



23 201012230029
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25 12/23/2010 Page 5 of 5 9:50AM

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