

1 FILED FOR RECORD AT THE  
2 REQUEST OF/RETURN TO:

3 Craig E. Cammock  
4 Skagit Law Group, PLLC  
5 227 Freeway Drive, Suite B  
6 P. O. Box 336  
7 Mount Vernon, WA 98273



201212110052

Skagit County Auditor

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8 **Document Title:**

LIS PENDENS

9 **Grantor(s):**

10 SCOTT A. FARMER and  
11 DENISE M. FARMER,  
12 husband and wife, individually,  
13 and the marital community of them composed;  
14 ALL OTHER PERSONS OR PARTIES  
15 UNKNOWN CLAIMING ANY RIGHT, TITLE,  
16 ESTATE, LIEN OR INTEREST IN THE REAL  
17 ESTATE DESCRIBED IN THE COMPLAINT

18 **Grantee (s):**

19 SKAGIT STATE BANK, a state-chartered  
20 commercial bank

21 **Additional Grantor(s) on page(s):**

22 **Additional Grantee(s) on page(s):**

23 **Abbreviated Legal:**

24 Lots 1-3, SP 161-79; ptn Gov. Lots 8 & 9,  
25 21-35-6 E W.M.

26 **Additional Legal on page(s):**

27 3, 4, 5

28 **Assessor's Tax Parcel Nos.:**

29 P96109 / 350621-4-020-0100  
30 P41772 / 350621-4-020-0000  
31 P96110 / 350621-4-020-0200

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6  
7 SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

8 SKAGIT STATE BANK, a state-chartered )  
commercial bank, )

9 Plaintiff, )

Case No.: **12 2 02381 9**

10 vs. )

LIS PENDENS

11 )  
12 SCOTT A. FARMER and DENISE M. )  
FARMER, husband and wife, individually, )  
13 and the marital community of them )  
composed, and ALL OTHER PERSONS OR )  
14 PARTIES UNKNOWN CLAIMING ANY )  
RIGHT, TITLE, ESTATE, LIEN OR )  
15 INTEREST IN THE REAL ESTATE )  
DESCRIBED IN THE COMPLAINT, )

16 Defendants. )  
17

18 NOTICE IS HEREBY GIVEN that SKAGIT STATE BANK, Plaintiff in the above-  
19 captioned lawsuit, has commenced an action against the above-named Defendants in the  
20 Superior Court for Skagit County by filing a Summons and Complaint for Foreclosure of Deed  
21 of Trust and Judgment on Credit Agreement. This is notice of pendency of said action. The  
22 names of the parties to said action are set forth above. The object of the action is to foreclose a  
23 real property Deed of Trust and Modification thereto. Said Deed of Trust was recorded with  
24 the Auditor of Skagit County, Washington on May 19, 2008 under Auditor's File No.  
25



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Telephone: 360.336.1000 - Facsimile: 360.336.6690

1 200805190003. Said Modification of Deed of Trust was recorded with the Auditor of Skagit  
2 County, Washington on July 24, 2009 under Auditor's File No. 200907240129.

3 The description of the real property situated in Skagit County, Washington, affected by  
4 said action is as follows:

5 **PARCEL "A":**

6 Those portions of Lot 1 and Lot 2 and Lot 3 of Short Plat No. 161-79, as  
7 recorded in Volume 4 of Short Plats at page 57, under Auditor's File No.  
8 8003280008, records of Skagit County, Washington, lying Southerly and  
9 Westerly of the following described line:

10 Beginning at the Northeast corner of Lot 3 of said Short Plat No. 161-79;  
11 thence South 00°44'58" West along the East line of said Lot 3, a distance  
12 of 286.50 feet;  
13 thence North 72°13'02" West, a distance of 489.79 feet to the East line  
14 of the West 30.00 feet of Lot 1 of said Short Plat No. 161-79;  
15 thence North 00°47'32" East parallel with the West line of said Lot 1, a  
16 distance of 79.94 feet to the Northeast corner of said West 30.00 feet and  
17 the terminal point of this line description.

18 EXCEPT that portion of Short Plat No. 161-79 as recorded in Volume 4  
19 of Short Plats, at page 57 under Auditor's File No. 8003280008, records  
20 of Skagit County, Washington, described as follows:

21 Beginning at the Southwest corner of said Lot 1;  
22 thence North 00°47'32" East along the West line of said Lot 1, a distance  
23 of 299.09 feet;  
24 thence South 51°39'15" East, a distance of 46.33 feet;  
25 thence South 8°30'53" West, a distance of 273.34 feet to the point of  
beginning of this description.

SUBJECT TO a well protection easement over, under and through that  
portion of a 100 foot diameter circle lying Southerly of the above  
described line, the center of said circle is described as follows:

Beginning at the Northwest corner of said Lot 1;  
thence North 83°04'34" East along the North line of Lot 1 and Lot 2 of  
said Short Plat No. 161-79, a distance of 199.80 feet;  
thence South 6°55'26" East, a distance of 119.91 feet to an existing well  
and the center of said circle.

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1 TOGETHER WITH that portion of Government Lot 8, Section 21,  
2 Township 35 North, Range 6 East, W.M., described as follows:

3 Beginning at the Southeast corner of said Government Lot 8;  
4 thence North 00°47'32" East along the East line thereof, a distance of  
5 299.10 feet to the point of beginning of this description;  
6 thence North 12°06'44" West, a distance of 221.21 feet to the South line  
7 of the South Skagit Highway;  
8 thence North 83°04'34" East along said South line, a distance of 49.85  
9 feet to the East line of said Government Lot 8;  
10 thence South 00°47'32" West along the said East line, a distance of  
11 222.31 feet to the point of beginning of this description.

12 Situate in the County of Skagit, State of Washington.

13 PARCEL "B":

14 Those portions of Lot 1 and Lot 2 of Short Plat No. 161-79 as recorded  
15 in Volume 4 of Short Plats at page 57, under Auditor's File No.  
16 8003280008, records of Skagit County, Washington, lying Northerly and  
17 Easterly of the following described line:

18 Beginning at the Northeast corner of Lot 3 of said Short Plat No. 161-79;  
19 thence South 00°44'58" West along the East line of said Lot 3, a distance  
20 of 286.50 feet;  
21 thence North 72°13'02" West, a distance of 489.79 feet to the East line  
22 of the West 30.00 feet of Lot 1 of said Short Plat No. 161-79;  
23 thence North 00°47'32" East parallel with the West line of said Lot 1, a  
24 distance of 79.94 feet to the Northeast corner of said West 30.00 feet and  
25 the terminal point of this line description.

TOGETHER WITH a well protection easement over, under, and through  
that portion of a 100 foot diameter circle lying Southerly of the above  
described line, the center of said circle is described as follows:

Beginning at the Northwest corner of said Lot 1;  
thence North 83°04'34" East along the North line of Lot 1 and Lot 2 of  
said Short Plat No. 161-79, a distance of 199.80 feet;  
thence South 6°55'26" East, a distance of 119.91 feet to an existing well  
and the center of said circle.

Situate in the County of Skagit, State of Washington.

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1  
2 PARCEL "C":

3 That portion of Lot 3 of Short Plat No. 161-79 as recorded in Volume 4  
4 of Short Plats, at page 57 under Auditor's File No. 8003280008, records  
5 of Skagit County, Washington, lying Northerly of the following  
6 described line:

7 Beginning at the Northeast corner of Lot 3 of said Short Plat No. 161-79;  
8 thence South 00°44'58" West along the East line of said Lot 3, a distance  
9 of 286.50 feet;  
10 thence North 72°13'02" West, a distance of 489.79 feet to the East line  
11 of the West 30.00 feet of Lot 1 of said Short Plat No. 161-79;  
12 thence North 00°47'36" East parallel with the West line of said Lot 1, a  
13 distance of 79.94 feet to the Northeast corner of said West 30.00 feet and  
14 the terminal point of this line description.

15 Situate in the County of Skagit, State of Washington.

16 All persons dealing with said real estate subsequent to the filing hereof will take subject  
17 to the rights of Plaintiff as established in this action.

18 DATED this 10<sup>th</sup> day of December, 2012.

19 SKAGIT LAW GROUP, PLLC

20  
21  
22 By 

23 CRAIG E. CAMMOCK, WSBA #24185  
24 Attorney for Plaintiff



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