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01/31/2019 02:12 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

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**SUPERIOR COURT OF WASHINGTON  
COUNTY OF SNOHOMISH**

In re the Matter of:

NO. 18-3-00849-31

LINDSEY OLSEN,

Petitioner,

**LIS PENDENS**

and

ERIC C. HOORT,

Respondent.

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Superior Court of Washington, County of Snohomish, which action affects the title to the following described real property situated in SKAGIT County, Washington, legally described as follows:

Lots 15, 16, 17 and 18, The Plat of Skagit Steelhead Tracts, according to the plat thereof, recorded in Volume 8 of Plats, Page 10, records of Skagit County, Washington.

Situate in Skagit County, Washington

Tax Parcel Number(s): P69522, 4012-000-016-0000, P69523, 4012-000-017-0009, P69524, 4012-000-018-0008

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Property location: 10719 Miller Lane, Skagit County, WA 98237; and  
10723 Miller Lane, Skagit County, WA 98237

Tax Parcel ID Numbers: P69522, 4012-000-016-0000, P69523, 4012-000-017-0009,  
P69524, 4012-000-018-0008

Lis Pendens - 1 of 3

**ANDERSON, FIELDS,  
DERMODY & McILWAIN**  
A Professional Service Corporation  
207 East Edgar Street  
Seattle, Washington 98102  
206.322.2060

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All persons in any manner dealing with the real estate subsequent to the filing hereof will take subject to the rights of Petitioner, as established in that action.

DATED this 30<sup>th</sup> day of January, 2019.

Anderson, Fields, Dermody & McIlwain



Allen W. Dermody, WSBA # 28208  
Attorney for Petitioner

**EXHIBIT "A"**  
Exceptions

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3 1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,  
4 dedications, building setback lines, notes and statements, if any, but omitting any covenants  
5 or restrictions, if any, including but not limited to those based upon race, color, religion, sex,  
6 sexual orientation, familial status, marital status, disability, handicap, national origin,  
7 ancestry, or source of income, as set forth in applicable state or federal laws, except to the  
8 extent that said covenant or restriction is permitted by applicable law, as set forth on **PLAT**  
9 **OF SKAGIT STEELHEAD TRACTS:**

Recording No: 599653

10 2. As to any portion of said land now, formerly or in the future covered by water: Questions or  
11 adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in  
12 course, boundary or location of the body of water; (3) rights of the State of Washington if the  
13 body of water is or was navigable; and (4) public regulatory and recreational rights  
14 (including powers of the USA) or private riparian rights which limit or prohibit use of the  
15 land or water.

16 3. City, county or local improvement district assessments, if any.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE:**

17 If your real property is adjacent to property used for agricultural operations, or included within  
18 an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort  
19 arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke,  
20 the operation of machinery of any kind during a twenty-four (24) hour period (including  
21 aircraft), the storage and disposal of manure, and the application by spraying or otherwise of  
22 chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined  
23 that the use of real property for agricultural operations is a high priority and favored use to the  
24 county and will not consider to be a nuisance those inconveniences or discomforts arising from  
25 agricultural operations, if such operations are consistent with commonly accepted good  
26 management practices and comply with local, State and Federal laws.