

CHMELIK SITKIN & DAVIS P.S.
1500 Railroad Avenue
Bellingham, WA 98225
(360) 671-1796

DOCUMENT TITLE(S):

LIS PENDENS

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTOR(S):

PAUL HAGMAN AND DEBORAH HAGMAN

GRANTEE(S):

B&T ENTERPRISES, LLC

ABBREVIATED LEGAL DESCRIPTION (Lot, block, plat or section, township, range):

PTN NE ¼, NE ¼, S32, T34N, R4E, W.M.

Additional legal is on pages 4 – 7

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER(S):

P135276; P135277; P135279; P29401

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT**

B&T ENTERPRISES, LLC., a Washington
limited liability company,

Plaintiff,

v.

PAUL and DEBORAH HAGMAN, husband
and wife, and the marital community
comprised thereof,

Defendants.

No. 21-2 00468 29

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the Superior Court of the State of Washington for Skagit County, upon the complaint of the Plaintiff, B&T Enterprises, LLC., against the above-named Defendants. The action affects the following described real property located in Skagit County, Washington described in Exhibits A through D, attached hereto.

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

DATED this 17 day of August 2021.

LIS PENDENS - 1

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CHMELIK SITKIN & DAVIS P.S.,



Seth A. Woolson, WSBA #37973
Attorneys for Plaintiff B&T Enterprises, LLC

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LIS PENDENS - 2

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Exhibit "A"**Quiet Title Area to be attached to
Lot 2, City of Mount Vernon Short Plat No. PLAN-20-0341
Skagit County Assessor's Parcel No. P-135276**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., being described as follows:

BEGINNING at the Northeast corner of Lot 2, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 61°16'23" East on a Southeasterly projection of the North line of said Lot 2 for a distance of 1.78 feet, more or less, to a North end or intersection with a Northerly projection of a wire fence; thence along said fence line South 0°49'19" West for a distance of 35.48 feet; thence South 0°51'43" West for a distance of 66.60 feet; thence South 1°20'48" West for a distance of 49.12 feet; thence South 1°14'51" West for a distance of 48.99 feet; thence South 1°10'09" West for a distance of 50.94 feet; thence South 1°09'23" West for a distance of 23.28 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 2; thence North 62°28'16" West along the projected Southerly line of said Lot 2 for a distance of 6.68 feet, more or less, to the Southeast corner of said Lot 2 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East along the Easterly line of said Lot 2 for a distance of 272.29 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 1,087 sq ft, 0.02 acres

Exhibit "B"**Quiet Title Area to be attached to
Lot 3, City of Mount Vernon Short Plat No. PLAN-20-0341
Skagit County Assessor's Parcel No. P-135277**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 2, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 3, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 62°28'16" East on a Southeasterly projection of the Northerly line of said Lot 3 for a distance of 6.68 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°09'23" West for a distance of 24.24 feet; thence South 0°56'27" West for a distance of 60.23 feet; thence South 1°18'27" West for a distance of 37.93 feet; thence South 1°18'45" West for a distance of 24.98 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 3; thence North 62°28'16" West along the projected Southerly line of said Lot 3 for a distance of 9.21 feet, more or less, to the Southeast corner of said Lot 3 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East from the Easterly line of said Lot 3 for a distance of 146.27 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 1,060 sq ft, 0.02 acres

Exhibit "C"**Quiet Title Area to be attached to
Lot 4, City of Mount Vernon Short Plat No. PLAN-20-0341
Skagit County Assessor's Parcel No. P-135279**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lots 2 and 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 4, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 62°28'16" East on a Southeasterly projection of the Northerly line of said Lot 4 for a distance of 9.21 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°18'58" West for a distance of 45.15 feet; thence South 0°36'44" West for a distance of 10.50 feet; thence South 1°30'44" West for a distance of 48.64 feet; thence South 1°34'46" West for a distance of 45.88 feet, more or less, to a point on the Easterly projection of the Southerly line of said Lot 4; thence North 87°58'43" West along the projected Southerly line of said Lot 4 for a distance of 9.91 feet, more or less, to the Southeast corner of said Lot 4 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East from the Easterly line of said Lot 4 for a distance of 154.13 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 1,399 sq ft, 0.03 acres

Exhibit "D"**Quiet Title Area to be attached to
Lot 5, City of Mount Vernon Short Plat No. PLAN-20-0341
Skagit County Assessor's Parcel No. P-29401**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 5, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150; thence South 87°58'43" East on an Easterly projection of the Northerly line of said Lot 4 for a distance of 9.91 feet, more or less, to an existing North-South fence line; thence along said fence line South 1°34'46" West for a distance of 2.05 feet; thence South 1°06'07" West for a distance of 56.91 feet; thence South 1°33'35" West for a distance of 95.27 feet; thence South 1°46'15" West for a distance of 51.30 feet to the Southeast corner of said fence line at the Southeasterly projection of the North line of that certain parcel shown on Record of Survey map recorded under Skagit County Auditor's File No. 201901090077; thence North 87°46'54" West along said Northerly line for a distance of 512.90 feet, more or less, to the Southeasterly right-of-way margin of Cedardale Road at a point bearing South 27°32'27" West from the Southwest corner of said Lot 5; thence North 27°32'27" East along said Southeasterly right-of-way margin of Cedardale Road for a distance of 15.69 feet, more or less, to said Southeast corner of Lot 5; thence South 89°37'33" East along the South line of said Lot 5 for a distance of 494.52 feet to the Southeast corner of said Lot 5 at a point bearing South 2°01'16" West from the POINT OF BEGINNING; thence North 2°01'16" East along the Easterly line of said Lot 5 for a distance of 175.39 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 13,271 sq ft, 0.31 acres