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Skagit County Auditor

When Recorded Return to:

Fallgatter Law Group
Jocelynn R. Fallgatter
9013 59th Dr. NE
Marysville Wa, 98270

Document Title: Notice of Lis Pendens

Reference Number of Related Documents:

Skagit County Superior Court Cause No. 20-2-00722-29, Follett v. Haggerty

Plaintiffs:

MATTHEW FOLLETT
DARENE FOLLETT

Defendants:

THOMAS HAGGERTY
NORA HAGGERTY

Abbreviated legal description:

full legal on page(s) 2.

Ptn NE 1/4 Of NW 1/4 Of NW ¼, 27-35-1 E W.M. (Aka Lot B. Anacortes SP #
ANA 06-001).

Assessor Parcel / Tax ID Number:

350127-2-003-0600, P125993

additional tax parcel no(s) on page ____.

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

MATTHEW FOLLETT and DARENE
FOLLETT, husband and wife,

Plaintiffs,

v.

THOMAS HAGGERTY and NORA
HAGGERTY, husband and wife,
Defendants.

NO. 20-2-00722-29

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN to all persons:

I. Action

An action effecting the title to certain real property, identified as Skagit County Superior Court Cause No. 20-2-00722-29, has been commenced by the above named plaintiffs against the above named defendants, and is now pending in the Superior Court of the State of Washington in and for Skagit County. The real property affected by the action is located in Skagit County, State of Washington, and is more fully described below.

II. Object of Action

The object of this in rem action is to obtain a declaratory judgment and injunctive relief related to the enforcement of the "Declaration of Covenants, Conditions, Restrictions

NOTICE OF LIS PENDENS

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FALLGATTER LAW GROUP
9013 59th Dr. NE
Marysville, WA 98270
TEL. 206.240.5320
EMAIL:jrfallgatter.law@gmail.com

1 and Reservations for Lowman Circle,” (“Covenants”) recorded in Skagit County under AFN
2 201504010055 governing the defendants’ property. Plaintiffs seek: (1) a declaratory judgment
3 confirming the Covenants are legally binding on the defendants; and (2) injunctive relief
4 permanently enjoining defendants from interfering with plaintiffs’ rights under the Covenants,
5 which is more fully set out in the Complaint, now on file in the office of the Clerk of the
6 above-entitled Court.

7 III. Title

8 The action affects the title to the real estate located at 1506 Lowman Circle,
9 Anacortes, in Skagit County, State of Washington, also known as Skagit County Assessor Tax
10 Parcel Number 350127-2-003-0600, P125993, and briefly described as Ptn NE 1/4 Of NW 1/4
11 Of NW ¼, 27-35-1 E W.M. (Aka Lot B. Anacortes SP # ANA 06-001). The full legal
12 description of the real estate is:

13 Lot B, of the City of Anacortes Short Plat No. ANA 06-001, as approved April
14 9, 2007, and recorded April 11, 2007, under Auditor’s File No. 200704110101,
15 Records of Skagit County, Washington, being a portion of the Northeast ¼ of
16 the Northwest ¼ of the Northwest ¼ of Section 27, Township 35 North Range
17 1 East, W.M.

18 Situate in the City of Anacortes, County of Skagit, State of Washington.

19 All persons in any manner dealing with the described real estate subsequent to the
20 filing hereof will take subject to the rights of the plaintiffs as established in said action.

21 Dated: This 10th day of September, 2021.

22 By: _____

23 Jocelynn R. Fallgatter, WSBA #44587
Attorney for Plaintiffs

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2020 NOV -9 PM 6: 25

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

**MATHEW FOLLETT and DARENE
FOLLETT, husband and wife,**

Plaintiffs,

v.

**THOMAS HAGGERTY and NORA
HAGGERTY, husband and wife,
Defendants.**

NO. 20 2 00722 29

SUMMONS

TO THOMAS HAGGERTY:

TO NORA HAGGERTY:

A lawsuit has been started against you in the above entitled court by MATTHEW FOLLETT and DARENE FOLLETT, Plaintiffs. Plaintiffs' claims are stated in the written complaint, a copy of which is served upon you with this summons.

In order to defend against this lawsuit, you must respond to the complaint by stating your defense in writing, and by serving a copy upon the person signing this summons within 20 days after the service of this summons, excluding the day of service, or a default judgment may be entered against you without notice. A default judgment is one where

SUMMONS

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FALLGATTER LAW GROUP

9013 59th Dr. NE
Marysville, WA 98270
Tel. 206.240.8320 / FAX 360.793.2919

1 Plaintiff/Petitioner is entitled to what he asks for because you have not responded. If you
2 serve a notice of appearance on the undersigned person, you are entitled to notice before a
3 default judgment may be entered.

4 You may demand that the Plaintiff file this lawsuit with the court. If you do so, the
5 demand must be in writing and must be served upon the person signing this summons. Within
6 14 days after you serve the demand, the Plaintiff must file this lawsuit with the court, or the
7 service on you of this summons and complaint will be void.

8 If you wish to seek the advice of an attorney in this matter, you should do so
9 promptly so that your written response, if any, may be served on time.

10 This summons is issued pursuant to rule 4 of the Superior Court Civil Rules of the
11 State of Washington.

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13 Dated: This 2 day of November 2020.

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17 Jocelynn R. Fallgatter, WSBA #44587
18 Attorney for Plaintiffs
19 Phone: (206) 240-5320
20 Email: jrfallgatter.law@gmail.com