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10/06/2021 02:55 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

**Document Title:**

Order Quashing Lis Pendens

**Reference Number** (if applicable): 202109130233

**Grantor(s):**

additional grantor names on page \_\_\_

- 1) Thomas Haggerty
- 2) Nora Haggerty

**Grantee(s):**

additional grantor names on page \_\_\_

- 1) Matthew Follett
- 2) Darlene Follett

**Abbreviated Legal Description:**

full legal on page(s) \_\_\_

Lot B Anacortes Short Plat ANA 06-001

**Assessor Parcel /Tax ID Number:**

additional parcel numbers on page \_\_\_

P125993

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2021 OCT -4 PM 1:32

20-2-00722-29  
ORD 49  
Order Quashing  
11129157



I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 10-6-21



MELISSA BEATON, County Clerk

By:   
Deputy Clerk

**SUPERIOR COURT OF WASHINGTON, SKAGIT COUNTY**

MATTHEW FOLLETT and DARENE  
FOLLETT, husband and wife,  
  
Plaintiffs,

vs.

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

Case No. 20-2-00722-29

ORDER QUASHING LIS PENDENS

THIS MATTER, having come before the above-captioned Court on Defendants HAGGERTY's Motion to Cancel Lis Pendens, and the Court, having reviewed the papers and files herein, and considered arguments made at hearing by the Parties and/or their representative counsel, NOW FINDS THAT:

1. The Defendants own real property in Skagit County, Washington commonly referred to as Tax Parcel ID#: 350127-2-003-0600/P125993 and legally described as:

Lot B, of the City of Anacortes Short Plat No. ANA 06-001, as approved April 9, 2007, and recorded April 11, 2007, under Auditor's File No.

3

1 200704110101, records of Skagit County, Washington, being a portion of  
2 the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 27,  
3 Township 35 North, Range 1 East, W.M.

4 Situate in the City of Anacortes, County of Skagit, State of Washington.  
5

6 2. The Plaintiffs' filed a Lis Pendens as against the Defendants' above-described  
7 real property, which was recorded on September 13, 2021 (Skagit County  
8 Recorder's No.: 202109130233); AND

9  
10 3. No claim asserted in the above-captioned matter affects title to the Defendants'  
11 above-described real property.

12 NOW, THEREFORE, IT IS HEREBY ORDERED that the Defendant's Motion to Cancel  
13 the Lis Pendens is GRANTED.  
14

15  
16 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Lis Pendens filed  
17 and recorded (Skagit County Recorder's No. 202109130233) against the Defendants'  
18 above-described real property is hereby CANCELLED and QUASHED.  
19

20 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Defendants  
21 HAGGERTY shall have thirty (30) days from the entry of this Order to file a Motion  
22 seeking reimbursement from Plaintiffs for the legal costs and expenses, including  
23 reasonable attorney fees, that they have incurred in quashing the Lis Pendens.  
24

25  
26 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that, if they so choose, the  
27 Defendants HAGGERTY may pursue recovery of the damages, if any, caused by the  
28

1 Plaintiffs' wrongful filing of the Lis Pendens by bringing a counterclaim against the  
2 Plaintiffs in the above-captioned proceeding for slander of title.  
3  
4

5 OTHER PROVISIONS:  
6  
7  
8  
9

10 ~~Dated this \_\_\_ day of September, 2021~~

11  
12 Date: 10/4/21

  
13 JUDGE/COMMISSIONER

14 Presented by:

Copy provided to:

15  
16  
17 Alan R. Souders, WSBA #26192  
Attorney for Defendants

Jocelynn Fallgatter, WSBA #44587  
Attorney for Plaintiffs