

125888

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF SKAMANIA

CASE/LITUCZY ARCHITECTS &  
PLANNERS, AIA,

Plaintiff,

v.

CARSON MINERAL HOT SPRINGS,  
L.L.C., a Washington corporation,

Defendant.

No. 96-2-00001-1

LIS PENDENS

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Tarlow, Jordan &  
Schrader  
Jul 31 4 26 PM '96  
O. Lowry  
AUDITOR  
GARY M. OLSON

NOTICE IS HEREBY GIVEN:

1. An action affecting the title to the real property hereinafter described has been commenced, and is now pending in the Superior Court of the State of Washington for Skamania County as Case No. 96-2-00001-1.

2. The plaintiff in said action is Case/Lituczy Architects & Planners, AIA, and the defendant herein is Carson Mineral Hot Springs, L.L.C.

3. The object of said action is to foreclose a certain materialman's lien, the claim for which was filed in the office of the auditor of Skamania County, Washington and is recorded as Auditor No. 123989, Volume 154, Page 113 of the records of Skamania County, Washington. The real property upon which the lien has been filed is attached hereto and marked as Exhibit A.

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4. All persons who in any manner deal with the above described real estate subsequent to the filing of this Lis Pendens, will take subject to the rights of the plaintiff as established in said action.

Dated this 30 day of July, 1996.

Respectfully submitted,

TARLOW, JORDAN & SCHRADER  
Attorneys for Plaintiff

  
JOHN H. BAKER, WSB #22501

Parcel I

The East Half of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

1. That portion conveyed to Pacific Northwest Pipeline, by instrument recorded March 20, 1956 in Book 41, Page 280, Skamania County Deed Records.
2. That portion conveyed to the State of Washington by instrument recorded January 4, 1980 in Book 78, Page 294, Skamania County Deed Records. Also recorded November 4, 1988 in Book 111, Page 775, Skamania County Deed Records.
3. Lot 1 of the R.M. Hegwald Short Plat, recorded in Book 3 of Plats, Page 49, Skamania County Records.
4. That portion conveyed to Skamania County Cemetery by instrument recorded August 9, 1984 in Book 83, Page 794, Skamania County Deed Records.

Parcel II

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North 01° 05' 47" East, along the West line of said Northwest quarter of the Southeast quarter, a distance of 1,249.57 feet to the Northwest corner of said Northwest quarter of the Southeast quarter; thence North 01° 05' 47" East, along the West line of the Southwest quarter of the Northeast quarter of said Section 21, a distance of 450.00 feet; thence South 88° 30' 04" East a distance of 50.00 feet; thence South 01° 05' 47" West a distance of 470.15 feet; thence South 43° 42' 08" East a distance of 296.20 feet; thence South 88° 30' 04" East a distance of 369.36 feet; thence North 01° 30' 32" East a distance of 124.46 feet; thence South 88° 30' 04" East a distance of 700.00 feet to the East line of the Northwest quarter of the Southeast quarter of said Section 21; thence South 01° 30' 32" West, along the East line of said Northwest quarter of the Southeast quarter, a distance of 1,145.23 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence North 88° 30' 04" West, along the South line of said Northwest quarter of the Southeast quarter, a distance of 1,320.72 feet to the Point of Beginning.

EXCEPT for that portion lying within the right of way of Shipherd Springs Road.

Containing 32.5 acres, more or less.

Parcel III

The East half of the Southeast quarter of the Northwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Parcel IV

The East half of the Southwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington

EXCEPTING therefrom that portion Platted as Hot Springs Subdivision

EXCEPT that portion conveyed to Skamania County by instrument recorded January 28, 1983, in Book 81, Page 935.