

Doc # 2008168748
Page 1 of 8
Date: 1/18/2008 10:36A
Filed by: LANDERHOLM, MEMOVICH ETAL
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$49.00

Return Recorded Instrument to:

**Michael C. Simon
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
PO Box 1086
Vancouver, WA 98666-1086**

Document Title(s) (or transactions contained therein):

LIS PENDENS

Reference Number(s) or Documents assigned or released:

SKAMANIA COUNTY SUPERIOR COURT NO. 05-2 00184-6

Additional reference numbers on page _____ of document

Grantor(s) (Last name first, then first name and initials):

ERICKSON, HARVEY

Additional names on page _____ of document

Grantee(s) (Last name first, then first name and initials):

A & B ROCK DISTRIBUTORS, L.L.C., a Washington Limited Liability Company

Additional names on page _____ of document

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range):

**The West Half of the Northeast Quarter and the West Half of the East Half of the
Northeast Quarter : all in Section 27, Township 2 North, range 5 east of the
Willamette Meridian, Skamania County, Washington.**

Additional legal is on pages 45 of document

Assessor's Property Tax Parcel/Account Number:

**02052700110000, 02052700110100, 02052700110200, 02052700110300,
02052700110400**

Assessor Tax Number not yet assigned:

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

9 HARVEY ERICKSON,

10 Plaintiff,

Case No. 05-2 00184-6

11 v.

LIS PENDENS

12 A & B ROCK DISTRIBUTORS,
13 L.L.C., a Washington Limited Liability
14 Company,

Defendant.

15 NOTICE IS HEREBY GIVEN that an action has been instituted and is now
16 pending in the Skamania County Superior Court upon the Complaint of Harvey
17 Erickson, as Plaintiff, against Defendant A & B Rock Distributors, L.L.C., a
18 Washington Limited Liability Company, and all other persons claiming any right, title,
19 estate, lien or interest in the real estate described in the Complaint. The object of the
20 action is a Breach of Lease affecting the real properties described in attached Exhibit
21 'A', Tax Parcel Numbers 02052700110000, 02052700110100, 02052700110200,
22 02052700110300, and 02052700110400.
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26

LIS PENDENS - 1

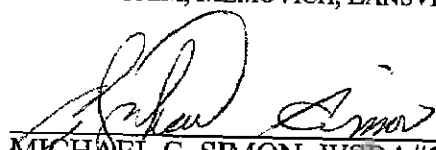
M:\open\GUSD01-000001\05-2-00184-6 Case\LISPENDENS.doc

LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
805 Broadway, Tenth Floor
P.O. Box 1085
Vancouver, WA 98665-1085
(360) 696-3312
(360) 696-2122 (facsimile)

1 ALL PERSONS DEALING WITH THE PROPERTIES DESCRIBED ON
2 EXHIBIT A, subsequent to the recording of this Lis Pendens will take subject to the
3 Defendant's rights as hereafter established.


4 DATED this 14th day of JANUARY, 2008.

5 LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P.S.

6
7 
8 MICHAEL C. SIMON, WSBA#10931
Of Attorneys for Defendant

9 SUBSCRIBED and SWORN TO before me on this 11th day of January,
10 2008.




Notary Public for State of Washington
Residing in Vancouver
Commission Expires: 5-28-2008

LIS PENDENS - 2

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DOC # 2008168748
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EXHIBIT A

The West Half of the Northeast Quarter and the West Half off the East Half of the Northeast Quarter: all in Section 27, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT that portion thereof lying within a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines.

EXCEPT FURTHER those portions described in attached Exhibits A-1, A-2, A-3, and A-4.

Unofficial
Copy

Exhibit A - 1
Description for Parcel 1

A parcel of land situated within the $W\frac{1}{2}NE\frac{1}{4}$ and $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ of Section 27, T2N, R5E, W.M., in the County of Skamania, State of Washington and described more particularly as follows:

Beginning at the North $\frac{1}{4}$ corner of said Section 27 (from which a brass cap for a witness corner bears N 89°05'15" W, 147.35 feet), thence along the quarter section line S 01°23'12" W, 1173.99 feet to the Southwest corner of this parcel; thence S 88°18'31" E, 1288.41 feet to the centerline of a private road; thence Northeasterly along said centerline, the chord of which bears N 46°21'20" E, 314.16 feet to an intersection with the centerline of TOTE ROAD; thence N 12°00'13" E, 657.51 feet to the South line of a strip of land 300 feet in width deeded to the Bonneville Power Administration; thence along said South line, S 89°08'09" E, 341.47 feet to the East line of said $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$; thence along said East line, N 01°11'26" E, 325.54 feet to the North line of said Section 27; thence N 89°05'15" W, 1971.95 feet to the point of beginning; EXCEPTING THEREFROM said BPA parcel; SUBJECT TO the rights of the Public in the use of TOTE ROAD; ALSO TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for ingress and egress over and across said $W\frac{1}{2}NE\frac{1}{4}$, $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ AND $N\frac{1}{2}SE\frac{1}{4}$ to an intersection with WASHOUGAL RIVER ROAD.

Containing 30.18 acres plus a detached strip of 1.19 acres, by calculation.

WJM ✓

Gary H. Martin, Skamania County Assessor

Date 1/11/07 ⁶⁵ Parcel # 2-5-27-1100

27 December 2006
Terry N. Trantow, PLS

2494A.tot1.des

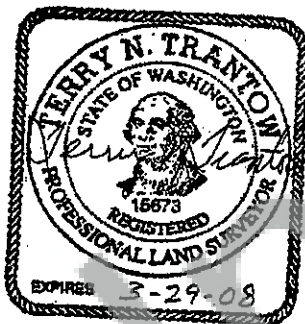
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Exhibit A - 2
Description for Parcel 2

A parcel of land situated within the $W\frac{1}{2}NE\frac{1}{4}$ and $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ of Section 27, T2N, R5E, W.M., in the County of Skamania, State of Washington and described more particularly as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 27 (from which a brass cap for a witness corner bears N 89°05'15" W, 147.35 feet), thence along said North line S 89°05'15" E, 1971.95 feet to the East line of said $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$; thence S 01°11'26" W, 325.54 feet to the South line of a strip of land 300 feet in width deeded to the Bonneville Power Administration and the point of beginning of this parcel; thence along said South line, N 89°08'09" W, 341.47 feet; thence S 12°00'13" W, 657.51 feet to an intersection with the centerline of TOTE ROAD and the centerline of a private road; thence Southwesterly along the centerline of said private road, the chord of which bears S 46°21'20" W, 314.16 feet; thence Southwesterly along said centerline, the chord of which bears S 37°14'13" W, 613.30 feet, to the Southwest corner of this parcel; thence S 88°18'31" E, 1048.52 feet to the East line of said $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$; thence N 01°11'26" E, 1374.32 feet to the point of beginning; SUBJECT TO the rights of the Public in the use of TOTE ROAD; ALSO SUBJECT TO AND TOGETHER WITH an easement of 60 feet in width for ingress and egress over and across that portion of said private road common to the Westerly line of the herein described Parcel 2.

Containing 20.21 acres by calculation. Planning Department - Exemption over 20 acres approved by: 2-2-07



Skamania County Assessor
Date 2-2-07 Parcel 210/02052700110100
210

23 January 2007
Terry N. Trantow, PLS

2494A.lol2.ces

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Exhibit A-3
Description for Parcel 3

A parcel of land situated within the $W\frac{1}{2}NE\frac{1}{4}$ of Section 27, T2N, R5E, W.M., in the County of Skamania, State of Washington and described more particularly as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 27 (from which a brass cap for a witness corner bears N $89^{\circ}05'15''$ W, 147.35 feet), thence along the quarter section line S $01^{\circ}23'12''$ W, 1173.99 feet to the point of beginning of this parcel; thence S $86^{\circ}18'31''$ E, 1268.41 feet to the centerline of a private road; thence Southwesterly and Southeasterly along said centerline, the chord of which bears S $37^{\circ}14'13''$ W, 613.30 feet; thence continuing Southeasterly along said centerline, the chord of which bears S $31^{\circ}23'19''$ E, 443.10 feet, to the Southeast corner of this parcel description; thence N $88^{\circ}18'31''$ W, 1118.97 feet to a point on the Northeasterly edge of that parcel recorded February 9, 1999 in Book 188 at Page 391 of Deeds, records of said County; thence N $33^{\circ}20'25''$ W, 87.98 feet to the West line of said $W\frac{1}{2}NE\frac{1}{4}$; thence N $01^{\circ}23'12''$ E, 798.27 feet to the point of beginning; TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for ingress and egress over and across said $W\frac{1}{2}NE\frac{1}{4}$, $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ and N $\frac{1}{2}SE\frac{1}{4}$ to its intersection with WASHOUGAL RIVER ROAD.

Containing 20.00 acres by calculation.

Skamania County Assessor
Date 1/5/07 Parcel 2-5-27-1100
CS. PTA OR
W. 1162 2-5-27-1102

27 December 2006
Terry N. Trantow, PLS

2494A.lct3.des

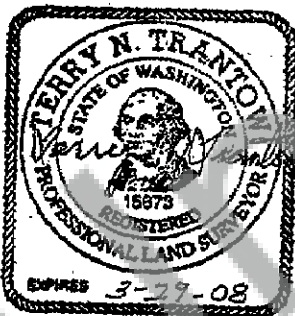
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Exhibit A - 4
Description of Parcel 5

A parcel of land situated within the $W\frac{1}{2}NE\frac{1}{4}$, $W\frac{1}{2}E\frac{1}{4}NE\frac{1}{4}$ and $N\frac{1}{2}SE\frac{1}{4}$ of Section 27, T2N, R5E, W.M., in the County of Skamania, State of Washington and described more particularly as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 27 (from which a brass cap for a witness corner bears N $89^{\circ}05'15''$ W, 147.35 feet), thence along the quarter section line S $01^{\circ}23'12''$ W, 1645.06 feet to the North corner of that parcel recorded February 9, 1999 in Book 186 at Page 391 of Deeds; thence along the Northeasterly edge of said parcel S $33^{\circ}20'25''$ E, 87.98 feet to the point of beginning; thence S $88^{\circ}18'31''$ E, 1118.97 feet to the centerline of a private road; thence Southerly along said centerline, the chord of which bears S $02^{\circ}24'28''$ W, 1142.90 feet to the intersection with the centerline of WASHOUGAL RIVER ROAD; thence S $35^{\circ}50'20''$ W, 73.92 along said centerline to a point on the Southeasterly extension of the Southwesterly edge of a parcel recorded February 9, 1999 in Book 186 at Page 393 of Deeds; thence N $47^{\circ}23'36''$ W, 739.04 feet to a point on the South line of said $W\frac{1}{2}NE\frac{1}{4}$ and the Southeast corner of the parcel cited above in Book 186 at Page 391 of Deeds, ALL records of said County; thence N $33^{\circ}20'25''$ W, 967.22 feet to the point of beginning; TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for ingress and egress over and across said $W\frac{1}{2}NE\frac{1}{4}$, $W\frac{1}{2}E\frac{1}{4}NE\frac{1}{4}$ and $N\frac{1}{2}SE\frac{1}{4}$ to an intersection with WASHOUGAL RIVER ROAD.

Containing 20.00 acres by calculation



23 January 2007
Terry N. Trantow, PLS

Skamania County Assessor
Date 2/27/07 Parcel # TN of 2-S-27-1100
65

2494A.lol5.dcs

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