

WHEN RECORDED RETURN TO:

Carolyn A. Simms, Attorney
P.O. Box 169
Washougal, WA 98671

DOCUMENT TITLE(S)

Lis Pendens

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Skamania County Superior Court Cause No.

GRANTOR(S):

Sitzman, Stephen and Sandra Sitzman, husband and wife

GRANTEE(S):

Cleo C. Brenner aka C.C. Brenner

ABBREVIATED LEGAL DESCRIPTION:

Parcel 1: NW ¼ of SW ¼ of S8, T3N, R8E of WM in Skamania County, WA

Parcel 2: Lot 3 COATES S P BK 3/PG7

TAX PARCEL NUMBER(S):

03-08-08-3-0-0200-00 and 03-08-17-3-0-1404-00

SKAMANIA COUNTY
ORIGINAL FILED

DEC 11 2014

SHARON K. VANCE, CLERK

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

STEPHEN SITZMAN and)
SANDRA SITZMAN, husband and wife,)

Case No. **14 2 00159 4**

Plaintiffs,)

v.)

CLEO C. BRENNER,)
AKA C.C. BRENNER,)

LIS PENDENS

Defendant,)

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Skamania County Superior Court upon the Complaint of Stephen Sitzman and Sandra Sitzman, as Plaintiffs, against Defendant Cleo C. Brenner, aka C.C. Brenner, and all other persons claiming any right, title, estate lien or interest in the real estate described in the Complaint. The object of the action is to enjoin a forfeiture action, or in the alternative, to request a public sale of the real properties described in the attached Exhibit "A", tax parcel numbers 03-08-08-3-0-0200-00 and 03-08-17-3-0-1404-00.

ALL PERSONS DEALING WITH THE PROPERTIES DESCRIBED ON EXHIBIT "A", subsequent to the recording of this Lis Pendens will take subject to the parties rights as hereafter established.

LIS PENDENS - 1

Carolyn A. Simms
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2035 NE 3rd Loop
Camas, WA 98607
(360)833-2174

1 DATED this 11th day of December, 2014.

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3 *Carolyn A. Simms*
4 CAROLYN A. SIMMS, WSBA #18258
5 Attorney for Plaintiff

6 SUBSCRIBED and SWORN TO before me on this 11th day of December, 2014.

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8 **GLORIA D. MEYERS**
9 **NOTARY PUBLIC**
10 **STATE OF WASHINGTON**
11 **COMMISSION EXPIRES**
12 **MARCH 1, 2017**

13 *Gloria D. Meyers*
14 Notary Public for Washington
15 Residing in Washougal
16 Commission Expires: 3-1-2017

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25 LIS PENDENS - 2

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EXHIBIT A

Legal Description of Property:

(1) A tract of land in the Northwest Quarter of the Southwest Quarter of Section 8, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the North line of Government Lot 4 of said Section 8, with the easterly right of way line of the Wind River Highway as more particularly

described in deed recorded in Book 42, Page 352; thence North 40 degrees 02 1/2' West 200 feet along said easterly right of way line to the initial point of the tract hereby described; thence North 36 degrees 15' East 123 feet; thence North 53 degrees 17' East 128 feet, more or less, to intersection with the Southwesterly line of a tract of land conveyed to Ernest Nail and Georgia Nail, husband and wife, by deed recorded in Book 42, Page 311; thence along the Southwesterly line of the said Nail tract North 42 degrees 38' West to the intersection with the West line of the said Section 8; thence South along said West line to the intersection with the Easterly right of way line of said Wind River Highway; thence South 40 degrees 02 1/2' East along said Easterly right of way line to the initial point.

Assessor's Property Tax Parcel Number 03-08-08-3-0-0200-00

(2) A Tract of land in the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the COATES SHORT PLAT, recorded in Book 3 of Short Plats, Page 7, Skamania County Records.

TOGETHER WITH: VIN #F047656F 72' Freed 52/12

MOBIL HOMES: VIN #1TT21219 58' Nashu 45/10

Assessor's Property Tax Parcel/Account Number: 03-08-17-3-0-1404-00