

WHEN RECORDED RETURN TO:

TRAVIS D. SPEARS
BRIAN WALKER LAW FIRM, P.C.
210 E 22ND STREET
VANCOUVER, WA 98663

DOCUMENT TITLE(S)

LIS PENDENS

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

CHRISTIANSON, JAMES, D.

☐ Additional names on page ____ of document.

GRANTEE(S):

CHRISTIANSON, ELAINE, M.

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

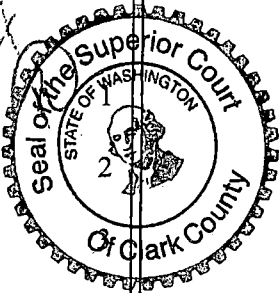
☒ Complete legal on page 4 of document.

TAX PARCEL NUMBER(S):

02-05-26-0-0-0800-00

☒ Additional parcel numbers on page 2 & 5 of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



STATE OF WASHINGTON } ss.
COUNTY OF CLARK

FILED

I, Scott G. Weber, County Clerk and Clerk of the Superior Court of Clark County, Washington, DO HEREBY CERTIFY that this document, consisting of 4 page(s), is a true and correct copy of the original now on file and of record in my office and as County Clerk, I am the legal custodian thereof.

FEB -8 PM 3:42

Signed and sealed at Vancouver, Washington this date:

SCOTT G. WEBER, CLERK
CLARK COUNTY

Scott G. Weber, County Clerk

By Pat Cress Deputy

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY**

In re the Marriage of:

NO. 17-3-00850-5

ELAINE M. CHRISTIANSON,

LIS PENDENS

Petitioner,

and

JAMES D. CHRISTIANSON,

Respondent.

NOTICE IS HEREBY GIVEN that the marital community of Elaine M. Christianson and James D. Christianson by and through ~~her~~ attorney Travis D. Spears of the Brian Walker Law Firm, P.C. asserts claim and interest in property located legally described as follows:

PARCEL I: 02-05-27-0-0-0200-00

The East 900.00 feet of the Northeast Quarter of the Southeast Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the North 20.00 feet of the East 660.00 feet of said Northeast Quarter of the Southeast Quarter.

EXCEPT that portion of the Northeast Quarter of the Southeast Quarter lying Southerly of the Washougal River.

EXCEPT the following described parcels:

LIS PENDENS



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210 E. 22nd Street
Vancouver, WA 98663
(360) 695-8886 Phone
(360) 695-1926 Fax

Beginning at a point 812.6 feet South and 34.5 feet west of the East Quarter corner of said Section 27, said point being the Northeast corner of a tract of land conveyed to Dan Embree as recorded in Book 46, Page 241, records of Skamania County, Washington.

Thence North 70° 14' 00" West a distance of 150.00 feet to the Northwest corner of said Embree tract;

Thence North 70° 14' 00" West a distance of 200.00 feet to the Northwest corner of a tract of land conveyed to Ray C. Maust as recorded in Book 36, Page 23, records of Skamania County, Washington.

Thence South 19° 56' 00" West a distance of 268 feet, more or less, to the meander line of the Washougal River.

Thence Southeasterly along the meander line of the Washougal River to a point which bears South 19° 56' 00" West from the Point of Beginning.

Thence North 19° 56' 00" East a distance of 297 feet, more or less, to the Point of Beginning.

EXCEPT Lots 1-3 of the M. E. Christal Short Plat, recorded in Book "1" of Short Plats, page 86;

EXCEPT that portion conveyed to J. Graham Killan recorded in Book 49, page 174.

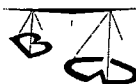
EXCEPT that portion conveyed to Dexter C. Maust, et al, recorded in Book 171, page 621.

EXCEPT that portion conveyed to Johnny and Karen Senteno recorded in Book 151, page 544.

TOGETHER WITH that portion of the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Westerly of the Washougal River.

EXCEPT the following described parcels:

Beginning at a point which is South 392.60 feet and South 67° 53' 00" East a distance of 157.60 feet from the West Quarter corner of said Section 26. Said point being the Northwest corner of a tract of land conveyed to William Wagner as recorded in Book 52, Page 190, records of Skamania County.



Thence Southwesterly along the West line of said Wagner tract to the Northwest corner of a tract of land conveyed to E. C. Dexter as recorded in Book 58, Page 192, records of Skamania County.

Thence Southwesterly along the West line of said Dexter tract to the Northwest corner of a tract of land conveyed to E. C. Dexter as recorded in Book 61, Page 185, records of Skamania County.

Thence southwesterly along the West line of said Dexter tract to a point which bears South a distance of 992.6 feet from the West Quarter corner of said Section 26.

Thence South 67° 53' 00" East 307.5 feet to the meander line of the Washougal River.

Thence Northerly along the meander line of the Washougal River to a point which bears South 67° 53' 00" East from the Point of Beginning.

Thence North 67° 53' 00" East from the Point of Beginning.

Thence North 67° 53' 00" West a distance of 300 feet to the Point of Beginning.

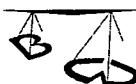
EXCEPT Adjusted Lot 4 of the M. E. Christal Short Plat, recorded in Book 1 of Short Plats, Page 86, described in Deed conveyed to Bruce and Paulette Ringsage, husband and wife, in Book 104, Page 623.

EXCEPT that portion conveyed to Millard and Verna Christal, husband and wife, recorded in Book 35, Page 328.

PARCEL II: 02-05-26-0-0-0800-00

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, being a portion of Lot 4 of the M. E. Christal Short Plat, recorded in Book 1 of Short Plats, Page 86, described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 26; thence South along the West line of said Southwest quarter, a distance of 192.60 feet, more or less, to a half inch diameter iron rod, said iron rod being the True Point of Beginning; thence South 200.00 feet to a half inch diameter iron pipe; thence South 67° 53' 00" East 157.60 feet to a half inch diameter iron rod; thence South 67° 53' 00" East to the Westerly meander line of the Washougal River; thence Northerly along said meander line to a point which bears North 87° 47' 10" East from the



1 True Point of Beginning; thence South 87° 47' 10" West to the True Point
2 of Beginning.

3 PARCEL III: 02-05-26-0-0-0900-00

4 That portion of the Northwest Quarter of the Southwest Quarter of Section
5 26, Township 2 North, Range 5 East of the Willamette Meridian, in the
6 County of Skamania, State of Washington, lying East of the center line of
the Washougal River.

Commonly known as the Christal Lake Property
All persons in any manner dealing with the real property subsequent to the filing

7 hereof will take subject to the rights of ELAINE M. CHRISTIANSON as established in
8 this action.

9 DATED this 5th day of February, 2019.

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12 TRAVIS D. SPEARS, WSBA #50875
13 Attorney for Petitioner
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LIS PENDENS

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