

**WHEN RECORDED RETURN TO:**Landerholm, P.S.Jeff T. LindbergP.O. Box 1086Vancouver, WA 98666Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)Lis Pendens**REFERENCE NUMBER(S)** of Documents assigned or released: N/A☐ Additional numbers on page \_\_\_\_ of document.**GRANTOR(S):**1. DALE MIDLAND2. TRACEY LEE BOWLBY

3. \_\_\_\_\_

4. \_\_\_\_\_

☐ Additional names on page \_\_\_\_ of document.**GRANTEE(S):**1. SCOTT MIDLAND2. DEANA MIDLAND

3. \_\_\_\_\_

4. \_\_\_\_\_

☐ Additional names on page \_\_\_\_ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):Sec. 36 T3N R7E W.M.☒ Complete legal on page 4 & 5 of document.**Assessor's Property Tax Parcel #** 03073610020100☐ Additional parcel numbers on page \_\_\_\_ 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.

**"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."**

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

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6  
7 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
8 IN AND FOR THE COUNTY OF SKAMANIA  
9

10 DALE MIDLAND, an individual.

11 Plaintiff.

Case No. 22-2-00055-30

12 v.

**LIS PENDENS**

13 HEATHER LYNN MADDUX, and ANDY  
14 MADDUX, a married couple; SCOTT  
MIDLAND and DEANA MIDLAND, a  
married couple.

15 Defendants.

16 SCOTT MIDLAND and DEANA  
17 MIDLAND, a married couple.

18 Third-Party Plaintiffs,

19 v.

20 TRACY LEE BOWLBY.

21 Third-Party Defendant.

22  
23 NOTICE IS HEREBY GIVEN that an action has been instituted and is now  
24 pending in the Skamania County Superior Court upon the Counterclaims and Third  
25 Party Complaint of Defendants/Third Party Plaintiffs SCOTT MIDLAND and DEANA  
26 MIDLAND against Plaintiff DALE MIDLAND and Third-Party Defendant TRACY

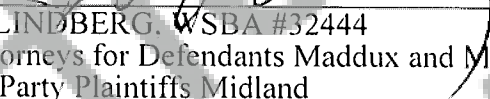


1 LEE BOWLBY. The object of the action is to quiet title in SCOTT MIDLAND and  
2 DEANA MIDLAND in and to their interest in a portion of the property described in the  
3 attached **Exhibit A**, as against the claims of DALE MIDLAND and TRACY LEE  
4 BOWLBY and any party claiming by or through them.

5 ALL PERSONS DEALING WITH THE PROPERTY DESCRIBED ON  
6 **Exhibit A**, subsequent to the recording of this Lis Pendens will take subject to the  
7 SCOTT MIDLAND's and DEANA MIDLAND's rights as hereafter established.


8 DATED this 3rd day of May, 2023.

9 LANDERHOLM, P.S.

10  
11   
12 JEFF LINDBERG, WSBA #32444  
13 Of Attorneys for Defendants Maddux and Midland and  
14 Third-Party Plaintiffs Midland

15 SUBSCRIBED AND SWORN TO before me this 3rd day of May  
16 2023, by Jeff Lindberg



  
Notary Public for State of Washington  
Residing in Clark County  
My Commission Expires: 1-20-2027

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**EXHIBIT A**

All that portion of the West Half of the Northeast Quarter of the Northeast Quarter, lying Northerly of the County Road as conveyed in instrument to Skamania County, dated April 12, 1967, and recorded April 24, 1967, under Auditors File No. 68459, in Book 57 of Deeds, Page 194, records of Skamania, County, Washington, in Section 36, Township 3 North, Range 7 East of the W. M.

ALSO all that part of the Northwest Quarter of the Northeast Quarter of said Section 36, lying Northerly of the County Road, as conveyed in instrument to Skamania County dated April 12, 1967, and recorded April 24, 1967, under Auditors File No. 68459, in Book 57 of Deeds, Page 194, records of Skamania County, Washington, and lying Easterly of the Kanaka Creek Road.

**EXCEPT THE FOLLOWING DESCRIBED TRACT:**

Beginning at a point on the East line of the West Half of the Northeast Quarter of the Northeast Quarter of Section 36, Township 3 North, Range 7 East of the W. M., South  $00^{\circ}35'16''$  West 545.70 feet from the Northeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of Section 36; thence South  $82^{\circ}23'16''$  West 339.83 feet; thence South  $06^{\circ}31'35''$  East 280 feet, more or less, to the centerline of the County Road; thence Northeasterly along said County Road to the said East line of the West Half of the Northeast Quarter of the Northeast Quarter of Section 36; thence North  $00^{\circ}35'16''$  East 100 feet, more or less, to the point of beginning.

**AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

A tract of land in the North Half of the Northeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Commencing at the intersection of the North line of the Northeast Quarter of said Section 36 and the East Right-of-Way line of Kanaka Creek Road, which is monumented by a 5/8" rebar;

Thence Southerly along said East Right-of-Way line thence South  $17^{\circ}28'43''$  East, a distance of 237.36 feet to the beginning of a curve concave to the west having a radius of 603.00 feet and a central angle of  $4^{\circ}51'28''$  and being subtended by a chord which bears South  $15^{\circ}02'50''$  East 51.11 feet; thence southerly along said curve, a distance of 51.13 feet to the Point of Beginning.



1 Thence continuing along said curve concave to the west having a radius of 603.00 feet  
2 and a central angle of  $23^{\circ} 22' 23''$  and being subtended by a chord which bears South  
3  $00^{\circ} 55' 54''$  East 244.29 feet; thence southerly along said curve, a distance of 245.99  
4 feet:

5 Thence South  $10^{\circ} 45' 17''$  West tangent to said curve, a distance of 475.31 feet to the  
6 North Right-of-Way of Simmons Road:

7 Thence along said North Right-of-Way South  $47^{\circ} 17' 49''$  East, a distance of 23.86 feet:

8 Thence North  $75^{\circ} 45' 11''$  East, a distance of 107.98 feet to the beginning of a curve  
9 tangent to said line:

10 Thence easterly a distance of 96.01 feet along the curve concave to the north, having a  
11 radius of 1880.00 feet and a central angle of  $2^{\circ} 55' 34''$  to a point of cusp:

12 Thence North  $64^{\circ} 04' 39''$  East, a distance of 150.63 feet:

13 Thence North  $80^{\circ} 36' 36''$  East, a distance of 94.45 feet:

14 Thence North  $10^{\circ} 34' 40''$  West, a distance of 612.69 feet;

15 Thence South  $87^{\circ} 58' 29''$  West, a distance of 246.22 feet to the Point of Beginning.  
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