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01/13/2026 11:01 AM Pages: 1 of 4 Fees: \$305.50
Skagit County Auditor

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

The Estate of Adam Lee Lavine,

Plaintiff,

vs.

Rodney Edward Lavine Jr.

Defendant.

No. 26-2-00056-29

LIS PENDENS

Plaintiff: The Estate of Adam Lavine – (Skagit County Superior Court cause 24-4-00689-29, by the estate administrator, Jessica Turcott).

Defendant: Rodney Edward Lavine Jr.

Property Address: 33380 River Tracts Lane, Sedro-Woolley, Washington 98284

County: Skagit County, Washington.

Tax Parcel number: P65652

XRefID: 3923-000-031-0001

Abbreviated Legal Description: LOT 31, HEART O' THE SKAGIT RIVER TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 1, 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON. TGW 1/36 INT IN LOT 33.

LIS PENDENS

Page 1 of 4

The Law Office of Justin Rothboeck
1008 5th Street
Anacortes, WA 98221
360-299-3663

1 NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the
2 Superior Court of the State of Washington for Skagit County, upon the Complaint of the Plaintiff
3 against the above-named Defendant, and that the object of that action is allegation by the plaintiff
4 that the defendant unlawfully transferred the plaintiff's one-half ownership in the real property to
5 the defendant, that such transfer is void, and that the court should restore ownership of the estate's
6 interest in the property to the estate. The plaintiff seeks a judgment to quiet title the estate's
7 interest back to the estate and a declaratory judgment that the Lack of Probate Affidavit recorded
8 under Skagit County Auditor's file number 202507280032 and the Quit Claim Deed recorded
9 under Skagit County Auditor's file number 202507280033, which both appear in the chain of title
10 to the property, are void. The details are stated in the Complaint on file with the clerk of the
11 Skagit County Superior Court.

12 THIS IS NOTICE OF PENDENCY OF SAID ACTION. THE NAMES OF THE PARTIES ARE
13 SET FORTH ABOVE. The action affects title to the following described real property located
14 in Skagit County, Washington:

15 Tract 31 of "Heart O Skagit River Tracts", together with a 1/36 interest in Tract 33 thereof, as per
16 plat recorded in Volume 9 of Plats, pages 1, 2, and 3, records of Skagit County, Washington,
17 SUBJECT TO exceptions, restrictions, protective covenants and easements as identified below.

18 Situate in the County of Skagit, State of Washington.

19 Exceptions:

- 20 A. Right granted to the public in the dedication of the plat to make all necessary slopes for
21 cuts and fills, and the right to continue to drain said roads and ways over and across any
22 lot or lots where water might take a natural course, in the original reasonable grading of
23 the roads and ways shown hereon.

24 Following original reasonable grading of roads and ways hereon, no drainage waters on
25 any lot or lots shall be diverted or blocked from their natural course so as to discharge
26 upon any public road right of way, or to hamper proper road drainage. Any enclosing of
27 drainage water in culverts or drains or re-routing thereof across any lot as may be
28 undertaken by or for the owner of any lot, shall be done by and at the expense of such
owner.

B. RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. Plattor shall bear the cost of such Flood Control Improvements as he desires as long as
he retains possessory right. After possessory rights pass to the individual lot purchasers,
they shall be responsible.

- 1
2 2. Plator shall provide to Skagit County a forty foot easement beginning on the West side
3 of the Lyman Ferry Road and extending Northwesterly along the remainder of the river
4 front of the Plats. Easement granted to County for purpose of Flood Control only. No
5 permanent structures in easement.

6 The cost of constructing and maintaining all roads not herein dedicated as county roads and all
7 access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of
8 all of the owners of the lots in the plat and/or of any additional plats that may be served by said
9 roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation
10 of any corporation in whom title of said roads, streets and/or alleys be held. In the event that the
11 owners of any of these lots or the corporate or private owners of any of the roads, streets and/or
12 alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition
13 the Board of County Commissioners to include these roads, streets, an/or alleys in the road system,
14 said petitioner shall be obligated to bring the same to the county road standards in all respects prior
15 to acceptance by the county.

16 C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING
17 RESTRICTIONS IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL
18 ORIGIN, A COPY OF WHICH IS HERETO ATTACHED.

19 Dated: July 16, 1965
20 Recorded August 15, 1966
21 Auditor's No.: 686890
22 Executed by: Ralph James

- 23 D. Any question that may arise due to shifting or changing in course of the Skagit River.

- 24 E. Right in the general public to the unrestricted use of all the waters of a navigable body of
25 water not only for the primary purpose of navigation, but also for corollary purposes
26 including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other
27 related recreational purposes, as those waters may affect the tidelands, shorelands, or
28 adjoining uplands, and whether the level of water has been raised naturally or artificially
to a maintained or fluctuating level all as further defined by the decisional law of this state.
(Affects all of the premises subject to such submergence.)

- F. A 40 foot flood control easement as delineated on the face of the plat.

1 Further subject to any other covenants, conditions restrictions and other matters of record.

2 All persons in any manner dealing with the real estate subsequent to the filing hereof will take
3 subject to the rights of the Plaintiff as established in that action.

4 Dated this 12th day of January 2026.

5
6 
7 By Justin Rothboeck WSBA #47458
8 The Law Office of Justin Rothboeck
Attorney for the Plaintiff

9 Mailing and physical address: 1008 5th Street
10 Anacortes, Washington 98221

11 Telephone number: 360-299-3663
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