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Skagit County Auditor, WA

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Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. LIS PENDENS

Reference Number(s) of Documents assigned or released: 202304190038

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. MATTHEWS, SEAN
2. Matthews, Rachel

Additional names on page _____ of document.

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

1. Boeing Employees' Credit Union
2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
PTN OF NE 1/4 OF SEC 11-33-3E

Additional names on page _____ of document.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned
P15696 / 330311-1-008-0107

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

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

BOEING EMPLOYEES' CREDIT UNION, Plaintiff, vs. SEAN MATTHEWS, RACHEL MATTHEWS; OCCUPANTS OF THE PROPERTY, Defendants.	Case No.: 26-2-01112-29 LIS PENDENS

NOTICE IS HEREBY GIVEN that the above-named Plaintiff has commenced an action against the above-named Defendants in the Superior Court of Skagit County by filing a Summons and Complaint; this is notice of pendency of that action. The names of the parties to the action are set forth above. The object of the action is to foreclose a Deed of Trust. The Deed of Trust was recorded on April 19, 2023 with the Skagit County Auditor under Instrument No. 202304190038. The legal description of the real property encumbered by this deed of trust and affected by the action is as follows:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.,

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF SECTION 11 AND 379.7 FEET SOUTH FROM ITS NORTHEAST CORNER;

THENCE RUN SOUTH 936.6 FEET TO A STAKE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST

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QUARTER OF SAID SECTION 11, THENCE RUN WEST 69 FEET TO THE EAST BANK OF DRY SLOUGH;

THENCE NORTH 5 DEGREES 40' EAST 192.9 FEET;

THENCE NORTH 24 DEGREES 47" WEST 259.4 FEET;

THENCE NORTH 47 DEGREES 53' WEST 539.7 FEET;

THENCE NORTH 11 DEGREES 37' WEST 58.7 FEET;

THENCE EAST 255.3 FEET;

THENCE NORTH 26 DEGREES 30' WEST 100.4 FEET;

THENCE EAST 353.9 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 422 FEET THEREOF CONVEYED TO PAUL HAVAS AND NANCY HAVAS, HUSBAND AND WIFE, BY INSTRUMENT RECORDED DECEMBER 18, 1970 UNDER AUDITOR'S FILE NO. 746906.

AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD KNOWN AS DRY SLOUGH ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel Number: P15696 / 330311-1-008-0107.

Dated: September 25, 2026

McCarthy & Holthus, LLP

Grace Chu WSBA# 51256
108 1st Avenue South, Ste. 400
Seattle, WA 98104
gchu@mccarthyholthus.com
Attorneys for Plaintiff

State of Washington
County of King

This record was acknowledged before me on SEP 2 5 2026 by Grace Chu.

(Seal or stamp)

CARTER DIMESA 26015413 NOTARY PUBLIC COMMISSION EXPIRES 04-10-2030 STATE OF WASHINGTON

(Signature)

Notary Public
Title

My commission expires 04-10-2030

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