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SKAGIT COUNTY RECORDERS COVER SHEET

Document Title:	LIS PENDENS
Reference No. of Document Assigned or Released:	N/A
Grantor:	SHIELDS, Edwin B.
Grantee:	HAPPY FACE FAMRS, INC., a Washington corporation
Legal Description (abbreviated)	PTN. SEC. 17, TWP 35N, RGE 6, EWM, SKAGIT COUNTY, WA
Assessor's Property Tax Parcel Account No.:	P41333; P41550

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SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2022 MAR 21

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

EDWIN B. SHIELDS, an unmarried person
Plaintiff;

Case No. 22-2-00239-29

LIS PENDENS

v.

HAPPY FACE FARMS, INC., a
Washington corporation
Defendant.

Please Take Notice:

1. Action. An action has been commenced in the above-entitled court by the above-named Plaintiff against the above-named Defendant.
2. Object of Action. To quiet title to the real property at issue in Plaintiff.
3. Title. The action affects the title to the real estate legally described on attached

Appendix A.

Situate in the County of Skagit, State of Washington.

Dated: March 21, 2022

Law Office of Cole & Gilday, P.C.



for Robert R. Cole, WSBA #10936
Attorneys for Plaintiff

LIS PENDENS-1

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EXHIBIT A**P41333**

A tract of land in Section 17, Township 35 North, Range 6, E.W.M., Skagit County, Washington, described as follows:

Beginning at a stake at the point of intersection of the South boundary line of the Puget Sound and Baker River Railway right-of-way with the West boundary line of the Max Prevedel Road in said Section 17: thence South 23 degrees East, a distance of 315 feet; thence South 67 degrees West a distance of approximately 838 feet to the true point of beginning, said true point of beginning, being distant 422 feet from the established line between the grantors and Fred Davis; thence commencing at said true point of beginning, running South 67 degrees West a distance of 422 feet to the established line between the grantors and the said Fred Davis; thence North 23 degrees West to the South boundary line of said Railway right-of-way; thence in an Easterly direction along the South boundary line of said Railway right-of-way a distance of 422 feet; thence South 23 degrees East to the point of beginning.

EXCEPT that portion thereof conveyed to the Washington State highway department for highway purposes by Burlin Daves and Myrtle Daves, his wife, by deed dated December 5, 1957, recorded in the office of the Auditor of Skagit County, Washington on January 6, 1958, under Auditor's file 560331.

Situate in the County of Skagit, State of Washington.

P41550**PARCEL "A"**

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., that lies North of the Puget Sound and Baker Railway right-of-way, EXCEPT right-of-way for the County Road known as "Max Prevedell Road".

Situate in the Town of Lyman, County of Skagit, State of Washington.

PARCEL "B"

The abandoned Puget Sound and Baker River Railroad right-of-way across the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M.

Situate in the Town of Lyman, County of Skagit, State of Washington.

END OF EXHIBIT A