

**Return Address:**

Nossaman LLP  
Matthew R. Hansen  
719 Second Ave, Suite 1200  
Seattle, WA 98104

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

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

- 1. Lis Pendens 2. \_\_\_\_\_
- 3. \_\_\_\_\_ 4. \_\_\_\_\_

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

Additional reference #'s on page 2 of document

**Grantor(s)** Exactly as name(s) appear on document

- 1. Sterling Hill, LLC
- 2. \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** Exactly as name(s) appear on document

- 1. Cascade Natural Gas Corporation
- 2. \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

(40.0000 ac) CU F&A #319 AF#752023 1973 TRNSF AF#863227: DR 14: DK 12: THE SOUTH 44 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING SOUTH AND WEST OF

Additional legal is on page 5 of document.

**Assessor's Property Tax Parcel/Account Number**

assigned P38119

Assessor Tax # not yet

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 provided herein.

**"I am signing below and paying an additional \$50 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**

25-2-00412-29  
LSPND 4  
Lis Pendens  
18708731



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2025 APR 21 AM 9:56

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5-6-25



MELISSA BEATON, County Clerk

By Becki Savoia  
Deputy Clerk  
**BECKI SAVOIA**

**SUPERIOR COURT OF WASHINGTON  
FOR SKAGIT COUNTY**

CASCADE NATURAL GAS CORPORATION, a Delaware corporation,

Petitioner,

vs.

STERLING HILL, LLC., a Washington limited liability company; ALL UNKNOWN OWNERS; and UNKNOWN TENANTS,

Respondents.

Case No: **25 - 2 - 00412 - 29**

LIS PENDENS

Tax Parcel No. P38119

NOTICE IS HEREBY GIVEN: that Cascade Natural Gas Corporation has commenced an eminent domain action affecting title to the real property in the above-captioned and numbered cause in the Superior Court of Skagit County, State of Washington, and that said action is now pending. The object of this action is to acquire by condemnation, for the purposes set forth in the Petition in Eminent Domain filed in this action, a portion of the real property located in Skagit County, Washington, as legally described in **Exhibit 1** hereto.

///

22 ///

23 ///

24 ///

25 ///

26 ///

27

28

LIS PENDENS - 1 -

63439487.v1

Nossaman LLP  
719 Second Avenue, Suite 1200  
Seattle, WA 98104  
Telephone: (206) 395-7630

1 This Lis Pendens shall be deemed released at the conclusion of the above-captioned  
2 action and any appeal therefrom.

3 DATED this 17<sup>th</sup> day of April, 2025.

4 NOSSAMAN LLP

5 By: [Signature]

6 Matthew R. Hansen, WSBA# 36631  
7 Tara M. O'Hanlon, WSBA# 45517  
8 Attorneys for Petitioner Cascade Natural Gas  
9 Corporation

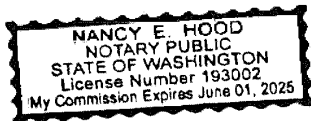
10 STATE OF WASHINGTON )  
11 ) ss.  
12 COUNTY OF KING )

13  
14 I certify that I know or have satisfactory evidence that Matthew R. Hansen is the person  
15 who appeared before me, and acknowledged that he/she signed this instrument, and on oath stated  
16 that she/he was authorized to execute the instrument and acknowledged it to be his/her free and  
17 voluntary act for the uses and purposes mentioned in the instrument.

18 DATED this 17<sup>th</sup> day of April, 2025.

19 Nancy E Hood  
20 (Signature)

21 Nancy E Hood  
22 Name



23 NOTARY PUBLIC in and for State of  
24 WASHINGTON, residing at Belmond WA  
25 My commission expires: 06/01/2025

# EXHIBIT 1

**LEGAL DESCRIPTION**

**P38119** – (40.0000 ac) CU F&A #319 AF#752023 1973 TRNSF AF#863227: DR 14: DK 12: THE SOUTH 44 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING SOUTH AND WEST OF THE PUGET SOUND POWER & LIGHT COMPANY'S RIGHT-OF-WAY; EXCEPT THAT PORTION OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD RUNNING ALONG THE SOUTH LINE OF SAID SUBDIVISION, AS WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED APRIL 10, 1944, UNDER AUDITOR'S FILE NO. 370534, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THE WEST LINE OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; THENCE NORTHERLY ALONG THE SAID WEST LINE 484 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID COUNTY ROAD, 360 FEET; THENCE SOUTHERLY PARALLEL TO THE SAID WEST LINE OF THE EAST 1/22 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., TO THE NORTH LINE OF SAID COUNTY ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID COUNTY ROAD, TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 50 FEET THEREOF FOR COUNTY ROAD. SURVEY AF#201302010166