

**Return Address:**

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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. Mark Knutzen Farms, Inc. \_\_\_\_\_  
 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)

(35.9500 ac) CU F&A #322 AF#752023 1973 TRNSF AF#859301; DR 14; DK 12; GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; EXCEPT THE SOUTH 80 FEET OF SAID GOVERNMENT LOT 1; TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWE

Additional legal is on page 5 of document.**Assessor's Property Tax Parcel/Account Number**

assigned P38128, P38155

☐ 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

25-2-00409-29  
LSPND 4  
Lis Pendens  
18706096



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2025 APR 21 AM 9:38

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 5-8-25



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.

MARK KNUTZEN FARMS, INC., a  
Washington corporation; SKAGIT COUNTY, a  
Washington municipal corporation; ALL  
UNKNOWN OWNERS; and UNKNOWN  
TENANTS,

Respondents.

Case No: **25 -2 -00409-29**

LIS PENDENS

Tax Parcel Nos. P38128, P38155

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.

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LIS PENDENS - 1 -

63438629.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: 

6 Matthew R. Hansen, WSBA# 36631

7 Tara M. O'Hanlon, WSBA# 45517

8 Attorneys for Petitioner Cascade Natural Gas  
 9 Corporation

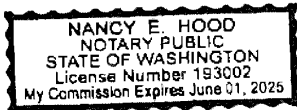
10 STATE OF WASHINGTON )  
 11 ) ss.  
 12 COUNTY OF KING )

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

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

18   
 19 (Signature)

20 Nancy E Hood  
 21 Name



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

26 LIS PENDENS - 2 -

27 63438629.v1

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

# EXHIBIT 1

**LEGAL DESCRIPTION**

**P38128** – (35.9500 ac) CU F&A #322 AF#752023 1973 TRNSF AF#859301: DR 14: DK 12: GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; EXCEPT THE SOUTH 80 FEET OF SAID GOVERNMENT LOT 1; TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 1-41-28 W ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1227.82 FEET, MORE OR LESS, TO A POINT 80 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 88-32-57 E ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 84.02 FEET; THENCE N 10-41-28 E, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1225.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH BEARS S 87-09-13 E, A DISTANCE OF 84.04 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE N 87-09-13 W ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 84.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE AS BUILT AND EXISTING COUNTY ROADS RUNNING ALONG THE WEST LINE AND THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS, COMMONLY KNOWN AS PULVER ROAD AND JOSH WILSON ROAD; AND ALSO EXCEPT DITCH RIGHT OF WAY AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3604. SURVEY AF#202108170062

**P38155** – (40.0000 ac) CU F&A #322 AF#752023 1973 TRNSF AF#859300: DR14: DK12: THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.; EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 1-41-28 W ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1227.82 FEET, MORE OR LESS, TO A POINT 80 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 88-32-57 E ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 84.02 FEET; THENCE N 1-41-28 E, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1225.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH BEARS S 87-09-13 E, A DISTANCE OF 84.04 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE N 87-09-13 W ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 84.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND EXCEPT COUNTY ROAD RUNNING ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY, COMMONLY REFERRED TO AS JOSH WILSON ROAD. SURVEY AF#202108170062