

**Return Address:**

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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. Karen Twede, \_\_\_\_\_

2. Kent Knutzen, \_\_\_\_\_

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)

(38.1600 ac) CU F&A #317 AF#752024 1973 TRNSF AF#863228: DR 14: NW1/4 OF NW1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., N OF PS & BR RLY LESS N 243' OF W 298'

Additional legal is on page 5 of document.

**Assessor's Property Tax Parcel/Account Number**  Assessor Tax # not yet assigned

P37266, P37270, P37269

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**

25-2-00407-29  
LSPND 4  
Lis Pendens  
18705513



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

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2025 APR 21 AM 9:23



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.

KAREN TWEDE and KENT KNUTZEN, individually and the marital community composed thereof; SKAGIT COUNTY, a Washington municipal corporation; ALL UNKNOWN OWNERS; and UNKNOWN TENANTS,

Respondents.

Case No: 25 - 2 - 00407 - 29

LIS PENDENS

Tax Parcel Nos. P37266, P37270, P37269

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 -

63439929.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  
6 By: *Matthew R. Hansen*

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

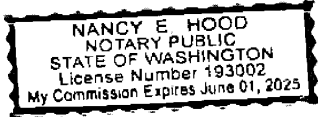
7  
8  
9  
10  
11 STATE OF WASHINGTON )  
12 COUNTY OF KING ) ss.

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 Belmont WA  
25 My commission expires: 06/01/2025

26 LIS PENDENS - 2 -

27  
28 63439929.v1

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# EXHIBIT 1

**LEGAL DESCRIPTION**

**P37266** – (38.1600 ac) CU F&A #317 AF#752024 1973 TRNSF AF#863228: DR 14: NW1/4 OF NW1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., N OF PS & BR RLY LESS N 243' OF W 298'

**P37270** – (1.9500 ac) CU F&A #320 AF#752023 1973 TRNSF AF#859300: DR14: PTN NW1/4 NW1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LY SELY OF NWLY LI OF ABAND PS & BR RR R/W

**P37269** – (30.1200 ac) CU F&A #320 AF#752023 1973 TRNSF AF#859300: DR 14: ABAND P.S.B.R. RLY ADJ TO & N1/2 OF NW1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., S OF RLY LESS PTN NW1/4 NW1/4 LY SELY OF NWLY LI OF ABAND P.S & BR RR R/W