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06/11/2025 01:55 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Document Title:

Removal of Lis Pendens

Reference Number : 202404100034

Grantor(s):

additional grantor names on page ____

1. Sheri L. Bovee

2.

Grantee(s):

additional grantee names on page ____

1. Carolyn Lemelson

2.

Abbreviated legal description:

full legal on page(s)

25954 Lake Cavanaugh Road, Mt. Vernon, WA. and more particularly
described as:

PTN GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 33 NORTH,
RANGE 5 EAST, W.M., DAF BAAP ON E LI SD SEC WITH SLY LI LK
CAVANAUGH RD; TH ALG THE SLY LI SD RD 800 FT TPOB; TH W 530
FT; TH N 450 FT; THEN E 180 FT; THEN S 434 FT; TH E 380 FT TO RD;
THEN SLY ALG RD TPOB.

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ____

P 101336



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 6/11/2025

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA



MELISSA BEATON, County Clerk

By: Maria Rose Bello
Deputy Clerk

2025 JUN -9 PM 3:33

MARIA ROSE BELLO

**In the Superior Court of the State of Washington,
in and For the County of Skagit**

Carolyn LEMELSON, an individual, and
PACIFIC DOODLES, LLC, a Washington
Limited Liability Company;

Plaintiffs,

vs

Sheri L. and Daniel BOVEE,

Defendants.

No. 21-2-00230-29

REMOVAL OF LIS PENDENS

NOTICE IS HEREBY GIVEN that the above-named Plaintiffs commenced as action against the above-named Defendants in the Skagit County, Washington Superior Court by filing a Complaint on or about April 13, 2021, and by filing an Amended Complaint on or about September 7, 2022.

The object of the action is to rescind a real estate contract regarding the property located at 25954 Lake Cavanaugh Road, Mt. Vernon, WA. and more particularly described as:

PTN GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 33
NORTH, RANGE 5 EAST, W.M., DAF BAAP ON E LI SD
SEC WITH SLY LI LK CAVANAUGH RD; TH ALG THE

REMOVAL OF LIS PENDENS

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ORIGINAL

Law Office of
STEPHEN F. FROST
5017 East Barwick Drive
Cave Creek, AZ. 85331
(425) 922-1175
WSBA # 5989

1 LI SD RD 800 FT TPOB; TH W 530 FT; TH N 450 FT; THEN
2 E 180 FT ; THEN S 434 FT; TH E 380 FT TO RD; THEN SLY
3 ALG RD TPOB.

4 A Lis Pendens was recorded on April 10, 2024 at 11:06 am at pages
5 1 of 3, No. 202404100034 in the Skagit County Recorder's Office.

6 The Defendants now wish to REMOVE the lien, right or interest
7 sought to be protected and enforced.

8
9 DATED this 2nd day of June 2025.

10 Shen Y. and Daniel Bowee, Defendants

11 By 

12 Stephen F. Frost, WSBA #5989

13 Attorney for Defendants

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25 REMOVAL OF LIS PENDENS

26 Page 2 of 2

27
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