

Document Title:
NOTICE OF LIS PENDENS

Reference Number :

Grantor(s): additional grantor names on page ____.

1. Dodd, Thomas James, Deceased
2. Oslin, Donna, Personal Representative

Grantee(s): additional grantee names on page ____.

1. Manahan, Lynnea
2. Dodd, Steven

Abbreviated legal description: full legal on page(s) 1-2.

Single family home, LEGAL DESCRIPTION 130 35N3E, COUNTY LAND USE CODE 53057,
PARCEL NUMBER 350330-0-040-0002, TRACT NAME Census Tract 9519, GEOID
53057951900, QUALIFIED GEOID 1400000US53057951900, Coordinates 48.497487,
-122.482529 -Commonly known as 12366 Seabird Lane, Mt. Vernon, WA 98273

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ____.
350330-0-040-0002

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SNOHOMISH

In re the Estate of
THOMAS JAMES DODD,
Deceased.

Case No. 25-4-02592-31
NOTICE OF LIS PENDENS

LYNNEA MANAHAN and STEVEN
DODD,
Petitioners
v.
DONNA OSLIN, individually and as
Personal Representative of the Estate of
Thomas James Dodd,
Respondent.

NOTICE is hereby given, pursuant to RCW 4.28.320, of the pendency of the above-entitled action affecting title to the following described real property in Skagit County, Washington:

That portion of Government Lots 1 and 2 of Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:
Beginning at the North quarter corner of said Section 30;
Thence South 1,302.52 feet;

1 Thence West to the West side of the County Road (known as Edison-
 2 Bayview Road) and the true point of beginning;
 3 Thence South 70 feet;
 4 Thence West to the Meander line;
 5 Thence North along said Meander line to a point West of the true
 6 point of beginning;
 7 Thence East to the true point of beginning.

8 TOGETHER WITH an easement for roadway ten feet (10') wide over
 9 the tract adjoining on the North, said ten-foot (10') easement being
 10 the Southerly extension of the existing private road running along the
 11 base of the hill, where said road intersects the North line of the
 12 property adjoining on the North and extending seventy feet (70') to
 13 the South line of said tract adjoining on the North.


14 Tax Parcel Number: 350330-0-040-0002

15 The object of the action is to determine ownership of the above-referenced real
 16 property.

17 All persons dealing with the above-described real property, subsequent to the filing
 18 of this notice, will take any interest in the above-described real property subject to the rights
 19 of petitioners as established in that action.

20 DATED this 17th day of December, 2025.

21 BROTHERS HENDERSON DURKIN, P.S.

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23 James W. Spencer, WSBA No. 36600
 24 Nicole E. Rudnicki, WSBA No. 62525
 Attorneys for Petitioners