



201504230022

Skagit County Auditor

4/23/2015 Page

1 of

\$74.00

3 9:47AM

Return Address:

W. Forrest Fischer

Stephens & Klinge LLP

10900 NE 8th St Ste 1325

Bellevue, WA 98004

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. Order to Release Lien per Superior Court Case No. 13-2-01564-4**Reference Number(s) of Documents assigned or released:**Additional reference #'s on page _____ of document 201301090018 (released)**Grantor(s)** Exactly as name(s) appear on document1. J. Lake Custom Homes LLC

2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document1. Duclos Unified Crest Trust2. Duclos, Liberty P. Trustee

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)LOTS #153 AND #154, BLOCK #1, LAKE CAVANAUGH SUBDIVISION #3, VOLUME #6, PAGE #25,RECORDS OF SKAGIT COUNTY WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED.Additional legal is on page 2 of document.**Assessor's Property Tax Parcel/Account Number**

assigned

P 66927

☐ 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**

ORIGINAL

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 APR 23 AM 9:39

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

J. LAKE CUSTOM HOMES, LLC, a Washington
Limited Liability Company, No. 13-2-01564-4

Plaintiff,

vs.

DUCLOS UNIFIED CREST TRUST; LIBERTY
P. DUCLOS, trustee,

Defendants.

**ORDER GRANTING DEFENDANTS'
MOTION TO DISMISS WITH
PREJUDICE AND ORDER TO
RELEASE LIEN**

[Clerk's Action Required]

This matter came before the Court on Defendants' Motion to Dismiss Pursuant to CR 12(b)(6). Specifically, Defendants seek to dismiss the lawsuit in this matter stating that there are not facts which exist that would justify Plaintiff's recovery in this matter. Plaintiff filed a construction lien against Defendants home located at 33579 Cliff Rd. Mount Vernon, WA 98274, parcel number P 66927, under Skagit County Recording No. 201301090018.

Defendants' home is legally described as follows:

ORDER GRANTING DEFENDANTS' MOTION TO
DISMISS WITH PREJUDICE AND ORDER TO
RELEASE LIEN - 1

STEPHENS & KLINGE LLP
10900 NE 8th Street, Suite 1325
Bellevue, WA 98004
(425) 453-6206

1 LOTS #153 AND #154, BLOCK #1, LAKE CAVANAUGH
2 SUBDIVISION #3, VOLUME #6, PAGE #25, RECORDS OF SKAGIT
3 COUNTY WASHINGTON, ACCORDING TO THE PLAT THEREOF
4 RECORDED.

5 The Court having reviewed the records and pleadings filed in this case, public
6 records/pleadings filed in King Court Case No. 13-205226-1, and Defendant's Motion and any
7 response thereto; hereby ORDERS:

8 1. Defendants Motion to Dismiss Pursuant to Cr 12(b)(6) is GRANTED.

9 2. Plaintiff's First Amended Complaint for Breach of Contract and to Foreclose
10 Construction Lien is hereby DISMISSED WITH PREJUDICE.

11 3. Defendant's Construction lien, Skagit County Recording No. 201301090018, is
12 hereby RELEASED, DISMISSED or otherwise DISCHARGED.

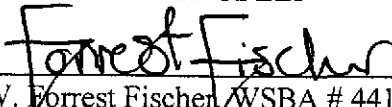
13 DONE IN OPEN COURT this 23 day of April, 2015.

14 
Judge/Commissioner

15 Presented by:

16 STEPHENS & KLINGE LLP

17 By:


18 W. Forrest Fischer WSBA # 44156
Attorneys for Defendants

19 I, MAVIS E. BETZ, Clerk of the Superior Court of
20 the State of Washington, for Skagit County, do
21 hereby certify that this is a true copy of the original
22 now on file in my office. Dated 4-23-15



MAVIS E. BETZ, County Clerk

By: 
Deputy Clerk