



201509220123

Skagit County Auditor

\$74.00

9/22/2015 Page

1 of

3 3:06PM

Return Address:
2112 Business Center Dr.
Irvine, CA 92612

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. Notice of Pendency of An Action

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. ESTATE OF JAMES C. BOYD

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. CIT Bank, N.A.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 21, "Pressentin Creek Wilderness Div. No. 2," according to the plat thereof, recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.

Additional legal is on page _____ of document.

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

3969-000-021-0008

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

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4
5
6 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
7 **FOR THE COUNTY OF SKAGIT**

8 CIT BANK, N.A.,
9 Plaintiff,
10 vs.

CASE NUMBER:

15 2 01330 8

11 **NOTICE OF PENDENCY OF AN ACTION**

12 ESTATE OF JAMES C. BOYD;
13 UNKNOWN HEIRS OF JAMES C. BOYD,
14 heirs; JAMES BOYD, heir; DIANE
15 MCKINLEY, heir; GREGORY BOYD, heir;
16 and all other persons, parties, or occupants
17 unknown claiming any legal or equitable
18 right, title, estate, lien, or interest in the real
19 property described in the complaint herein,
20 adverse to Plaintiff's title, or any cloud on
21 Plaintiff's title to the Property.

22 Defendants.

23 **NOTICE IS HEREBY GIVEN** that CIT Bank, N.A. ("Plaintiff") has commenced an action
24 against the above-named defendants in the Superior Court for Skagit County, by filing a Summons
25 and Complaint; this notice of pendency of said action. The names of the parties to said action are set
26 forth above. The object of the action is to foreclose a Deed of Trust recorded on December 16, 2005,
27 with the Auditor of Skagit County, Washington, under Auditor's File No. 200512160113. The
28 description of the real property situated in Skagit County, Washington, affected by this action is
legally described as

1 Lot 21, "Pressentin Creek Wilderness Div. 'No. 2," according to the plat thereof,
2 recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.

3 All persons dealing with said real estate subsequent to the filing will take subject to the rights
4 of Plaintiff as established by that action.

5 DATED: September 17, 2015

Respectfully Submitted,
MALCOLM ♦ CISNEROS, A Law Corporation

7 By:

8 Nathan F. Smith, WSBA #43160
9 Attorneys for Plaintiff
MALCOLM ♦ CISNEROS, A Law Corporation
10 2112 Business Center Drive, Second Floor
11 Irvine, California 92612
12 (949) 252-9400 (TELEPHONE)
(949) 252-1032 (FAX)

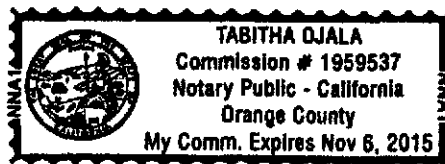
13 A notary public or other office completing this
14 certificate verifies only the identity of the
15 individual who signed the document to which this
certificate is attached, and not the truthfulness,
accuracy, or validity of that document.

16 State of California

17 County of Orange

18 Subscribed and Sworn to (or affirmed) before me on this 17th day of SEPTEMBER, 2015,
19 by NATHAN F. SMITH, proved to me on the basis of satisfactory
20 (insert name of signer)
evidence to be the person(s) who appeared before me.

21 (Seal)



22 Signature

23 *[Handwritten Signature]*
24
25
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