

Return Address:

McCarthy & Holthus, LLP
Attn: Christopher Luhrs, WSBA No. 46436
108 1st Avenue South, Ste. 300
Seattle, WA 98104



201701200062

Skagit County Auditor

\$75.00

1/20/2017 Page

1 of

3 11:38AM

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. RELEASE OF LIS PENDENS

Reference Number(s) of Documents assigned or released: 200412290062, 201508180033

Additional reference #'s on page _____ of document

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

1. BANIAGA, AVELINA, M.

Additional names on page _____ of document.

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

1. SEATTLE SAVINGS BANK, A WASHINGTON CORPORATION

2. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Additional names on page _____ of document.

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

(9.8000 AC) OPEN SPACE #281B #751986 1973 DT 15 DK 1 E1/2 E1/2 NE1/4 SW1/4 LESS S 6FT TO DT TRNSF #808531

Additional names on page _____ of document.

Assessor's Property Tax Parcel/Account Number

340324-3-002-0001

☐ Assessor Tax # not yet assigned

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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7 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
8 FOR THE COUNTY OF SKAGIT

9 JPMORGAN CHASE BANK, NATIONAL
10 ASSOCIATION,

Case No.: 15-2-01136-0

11 Plaintiff,

RELEASE OF LIS PENDENS

12 vs.

13 AVELINA M. BANIAGA; DOES 1-10
14 INCLUSIVE; UNKNOWN OCCUPANTS
15 OF THE SUBJECT REAL PROPERTY;
16 PARTIES IN POSSESSION OF THE
17 SUBJECT REAL PROPERTY; PARTIES
18 CLAIMING A RIGHT TO POSSESSION OF
19 THE SUBJECT PROPERTY

20 Defendants.

21 **NOTICE IS HEREBY GIVEN** that the Notice of Lis Pendens recorded on 08/18/2015
22 with the County Auditor under File No. 20150818003 is hereby released. The description of the
23 real property encumbered by this action is as follows:

24 THE EAST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE
25 SOUTHWEST ¼ IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST,
26 W.M., EXCEPT MCLEAN ROAD AND DRAINAGE DISTRICT # 15 DITCH
27 RIGHT-OF-WAY.
28

Assessor's Parcel Number: 340324-3-002-0001

Dated this 12th day of January, 2017

McCarthy & Holthus, LLP

☐ Wendy Walter, WSBA No. 33809
☒ Christopher Luhrs, WSBA No. 43175
☐ Joseph T. McCormick III, WSBA No. 48883
108 1st Avenue South, Ste. 300
Seattle, WA 98104
Attorneys for Plaintiff

STATE OF: WASHINGTON

COUNTY OF: SKAGIT

On this day personally appeared before me Chris Luhrs, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 13th day of January, 2017

[Signature]
Notary Public in and for the State of Washington

Residing at: Seattle, WA

My appointment expires: 3/5/2020

CHRIS VINKLER
Notary Public
State of Washington
My Appointment Expires Mar 5, 2020