



Skagit County Auditor

\$78.00

10/9/2017 Page

1 of

3 4:08PM

**WHEN RECORDED RETURN TO:**

Evelyn Wong  
Fidelity Law Group  
701 5<sup>th</sup> Avenue, Suite 2710  
Seattle, WA 98104

**DOCUMENT TITLE(S):**

Release of Lis Pendens

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

201702020049

**GRANTORS(S):**

Tyler S. Vanderpol and Joanne L. Vanderpol fka Joanne L. Harder, husband and wife and the marital community composed therein; The City of Mount Vernon; and Asset Recovery and Remediation, LLC, a Washington limited liability company.

**GRANTEE(S):**

The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Certificateholders of the Cwalt, Inc., Alternative Loan Trust 2006-31CB, Mortgage Pass-Through Certificates, Series 2006-31CB, a foreign corporation.

**ABBREVIATED LEGAL DESCRIPTION:**

Tract 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-94, as approved January 27, 1995 and recorded January 30, 1995, recorded in Volume 11 of Short Plats, pages 177 and 178, under Auditor's File No. 9501300001 records of Skagit County, Washington; being a portion of Northeast Quarter of the Southeast Quarter in Section 16, Township 34 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

**TAX PARCEL NUMBERS:**

P107689 / 340416-4-004-0600

OCT - 3 2017

MAVIS E. BETZ, CO. CLERK  
Deputy

I, MAVIS E. BETZ, 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 10/9/17



MAVIS E. BETZ County Clerk

By: [Signature]  
Deputy Clerk

[Signature]

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

THE BANK OF NEW YORK MELLON, FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE  
CWALT, INC., ALTERNATIVE LOAN  
TRUST 2006-31CB, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
31CB, a foreign corporation,

NO. 17-2-00049-6

RELEASE OF LIS PENDENS

Plaintiff,

vs.

TYLER S. VANDERPOL and JOANNE L.  
VANDERPOL FKA JOANNE L HARDER,  
husband and wife and the marital community  
composed therein; THE CITY OF MOUNT  
VERNON; and ASSET RECOVERY AND  
REMEDICATION, LLC, a Washington limited  
liability company,

Defendants.

**NOTICE IS HEREBY GIVEN** that the above-named plaintiff releases its Lis Pendens in  
this matter as to the real property is commonly known as (the "Property"):

1327 N. Waugh Road.  
Mount Vernon, Washington

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1 The legal description of the property is as follows:

2 Tract 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-94, as  
3 approved January 27, 1995 and recorded January 30, 1995, recorded in  
4 Volume 11 of Short Plats, pages 177 and 178, under Auditor's File No.  
5 950130001 records of Skagit County, Washington; being a portion of  
6 Northeast Quarter of the Southeast Quarter in Section 16, Township 34  
7 North, Range 4 East of the Willamette Meridian. Situated in Skagit County,  
8 Washington.

9 APN: P107689 / 340416-4-004-060

10 DATED this 29<sup>th</sup> day of September, 2017.

11 FIDELITY NATIONAL LAW GROUP

12 /s/ Henry K. Hamilton

13 Henry K. Hamilton, WSBA #16301

14 Fidelity National Law Group

15 701 - 5<sup>th</sup> Avenue, Suite 2710

16 Seattle, Washington 98104

17 Tele: 206-223-4525/Fax 206-223-4527

18 Henry.Hamilton@fnf.com

19 *Attorney for Plaintiff*