

Return Address:

Malcolm & Cisneros

2112 Business Center Drive, 2nd Floor

Irvine, CA 92612

05/11/2018 11:51 AM
Skagit County Auditor

Pages: 1 of 5 Fees: \$78.00

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 Notice of Pendency of an Action
2. _____
3. _____
4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

201404110069

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

1. Avery, Marren D. _____
2. _____

Additional names on page _____ of document.

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

1. Wilmington Savings Fund Society, FSB _____
2. _____

Additional names on page _____ of document.

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

PTN NW, 17-35-11

Additional legal is on page _____ of document.

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

assigned

P46117 / 351117-0-013-0010

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

After Recording Return To:
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612

Mail Tax Statement to:
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Consideration: \$0.00

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

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR VENTURES TRUST 2013-
I-H-R, A DELAWARE TRUST,

Plaintiff,

vs.

MARREN D. AVERY; BANK OF
AMERICA, N.A.; PATRICIA PINYARD;
STATE OF WASHINGTON; OCCUPANTS
OF THE PREMISES; and any persons or
parties claiming to have any right, title, estate,
lien or interest in the real property described
in the complaint.

Defendants.

CASE NUMBER: 14-2-00228-1

**RELEASE OF NOTICE OF
PENDENCY OF AN ACTION**

NOTICE IS HEREBY GIVEN that the undersigned states that the above-entitled
action concerning and affecting real property as described below was dismissed in the
above-named Court by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not Individually but as Trustee for Ventures Trust 2013-I-H-R, A Delaware Trust,

1 against Defendants MARREN D. AVERY, BANK OF AMERICA, N.A., PATRICIA
2 PINYARD, STATE OF WASHINGTON and OCCUPANTS OF THE PREMISES.

3 The action affected title to the real property situated in Skagit County,
4 Washington, commonly known as 8178 FISH HATCHERY LANE, MARBLEMOUNT,
5 WASHINGTON 98267-9733 and legally described in Exhibit "1," attached hereto.

6 The Notice of Pendency of Action recorded in connection with the above-
7 captioned action on or about April 11, 2014 in Skagit County, Recording No.
8 201404110069 is hereby withdrawn.

9 DATED: 5/4/18

Respectfully Submitted,
MALCOLM ♦ CISNEROS, A Law Corporation

10 By:

11 Nathan F. Smith, WSBA #43160
12 Attorney for Plaintiff
13 MALCOLM ♦ CISNEROS, A Law
14 Corporation
15 2112 Business Center Drive, Second Floor
16 Irvine, California 92612
17 Phone: (949) 252-9400
18 Fax: (949) 252-1032
19 Email: nathan@mclaw.org

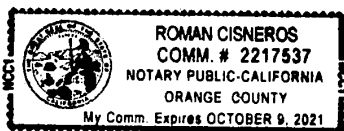
20 A notary public or other office completing this
21 certificate verifies only the identity of the individual
22 who signed the document to which this certificate is
23 attached, and not the truthfulness, accuracy, or
24 validity of that document.

25 State of
26 California

27 County of
28 Orange

29 Subscribed and Sworn to (or affirmed) before me on this 04 day of May, 2018,
30 by NATHAN F. SMITH, proved to me on the basis of satisfactory
31 (insert name of signer)
32 evidence to be the person(s) who appeared before me.

(Seal)



Signature

EXHIBIT 1

LEGAL DESCRIPTION

For APN/Parcel ID(s): P46117 / 351117-0-013-0010

That portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 11 East of the Willamette Meridian, lying West and Northerly of the right of way of a truck logging road built by Bradsberry Timber Company;

EXCEPT that portion thereof lying within the right of way of Rockport-Cascade County Road;

AND EXCEPT that portion thereof conveyed to Skagit County by deed recorded under Auditor's File No. 682758, records of Skagit County, Washington;

AND ALSO EXCEPT all that portion thereof described as follows:

Beginning at the Northwest corner of said Section 17;

Thence South 0°27'50" East along the West line of said Section 17, a distance of 461.08 feet to a point on the Northerly line of that certain easement granted to the State of Washington by deed recorded under Auditor's File No. 8405310052, records of Skagit County, Washington;

Thence along said easement line North 59°21'20" East, a distance of 214.50 feet;

Thence North 69°34'10" East along said easement line a distance of 67.47 feet to the true point of beginning;

Thence North 69°34'10" East along said easement line a distance of 110.76 feet;

Thence North 86°03'20" East along said easement line a distance of 10.31 feet to the Westerly right of way line of the Rockport-Cascade County Road;

Thence North 25°06'30" West along said right of way line a distance of 245 feet, more or less, to the left bank of the Cascade River;

Thence Westerly along the left bank of the Cascade River to a line that is 120 feet from and parallel with the Westerly right of way line of said county road;

Thence South 25°06'30" East along said line, a distance of 240 feet, more or less, to the true point of