

Return Address:

Malcolm Cisneros

2112 Business Center Drive

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. Release of Notice of Pendency of an Action, _____

3. _____ 4. _____

Reference Number(s) of Documents assigned or released: Lis Pendens Rec 9-22-15

Additional reference #'s on page _____ of document

Doc # 201509220123

Grantor(s) Exactly as name(s) appear on document

1. CIT Bank, N.A. _____

2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. Estate of James C. Boyd, et al _____

2. _____

Additional names on page _____ of document.

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

Lot(s): 21 Pressentin Creek Wilderness Div. No.2

Additional legal is on page 5 of document.**Assessor's Property Tax Parcel/Account Number**
assigned☐ Assessor Tax # not yet

3969-000-021-0008

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

1 After Recording Return To:
MALCOLM ♦ CISNEROS, A Law Corporation
2 2112 Business Center Drive, Second Floor
Irvine, California 92612

3 Mail Tax Statement to:
MALCOLM ♦ CISNEROS, A Law Corporation
4 2112 Business Center Drive, Second Floor
Irvine, California 92612
5 Consideration: \$170,000.00

6
7
8
9 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
10 **FOR THE COUNTY OF SKAGIT**
11

12 CIT BANK, N.A.,

13 Plaintiff,

14 vs.

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

20 Defendants.
21

CASE NUMBER: 15-2-01330-3

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

22 NOTICE IS HEREBY GIVEN that the undersigned states that the above-entitled
23 action concerning and affecting real property as described below was dismissed in the
24 above-named Court by CIT Bank, N.A., against Defendants, ESTATE OF JAMES C.
25 BOYD, UNKNOWN HEIRS OF JAMES C. BOYD, JAMES BOYD, DIANE
26 MCKINLEY and GREGORY BOYD.

The action affected title to the real property situated in Skagit County, Washington, commonly known as 9120 EAST PRESSENTIN DRIVE, CONCRETE, WASHINGTON 98237 and legally described in Exhibit "1," attached hereto.

The Notice of Pendency of Action recorded in connection with the above-captioned action on or about September 22, 2015 in Skagit County, Recording No. 201509220123 is hereby withdrawn.

DATED: 8/22/19

Respectfully Submitted,
MALCOLM ♦ CISNEROS, A Law Corporation

By: _____

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

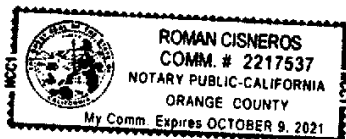
A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of
California

County of
Orange

Subscribed and Sworn to (or affirmed) before me on this 22 day of August, 2019,
By Nathan F. Smith, proved to me on the basis of satisfactory
(insert name of signer)
evidence to be the person(s) who appeared before me.

(Seal)



Signature _____

EXHIBIT "1"

LEGAL DESCRIPTION

For APN/Parcel ID(s): P68131 / 3969-000-021-0008

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.
Situate in Skagit County, Washington