

Return Address:
Malcolm Cisneros
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. Release of Notice of Pendency of An Action

Reference Number(s) of Documents assigned or released: Lis Pendens Rec: 7-20-16
 Doc # 201607200035

Additional reference #'s on page 3 of document

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

1. Nationstar Mortgage LLC D/B/A Champion Mortgage Company

Additional names on page 2 of document.

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

1. Robert E. Smith, as administrator for the Estate of George Edwin Harris. III

Additional names on page 2 of document.

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

PTN NE NW and NW NE, 29-34-04 and PTN Tract A Greenstreets Second Add

Additional legal is on page 5 of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

P28520 / 34049-0-329-0007 and P53007 / 3726-000-042-0007

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

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: \$235,000.00

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

11 NATIONSTAR MORTGAGE LLC D/B/A
12 CHAMPION MORTGAGE COMPANY,

CASE NUMBER: 16-2-00915-1

13 Plaintiff,

14 vs.

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

15 ROBERT E. SMITH, as Administrator for the
Estate of George Edwin Harris, III and the
Estate of Shirlene L. Harris, DISCOVER
16 BANK , a corporation; CITY OF MOUNT
VERNON, a government entity; and all other
17 persons or parties unknown claiming any legal
or equitable right, title, estate, lien, or interest
18 in the real property described in the complaint
herein, adverse to Plaintiff's title, or any cloud
19 on Plaintiff's title to the Property, collectively
designated as DOES 1 through 50, inclusive.

20 Defendants.

21 NOTICE IS HEREBY GIVEN that the undersigned states that the above-entitled
22 action concerning and affecting real property as described below was dismissed in the
23 above-named Court by Nationstar Mortgage LLC d/b/a Champion Mortgage Company,
24 against Defendants ROBERT E. SMITH as Administrator for the Estate of George
25 Edwin Harris, III and the Estate of Shirlene L. Harris, DISCOVER BANK and CITY OF
26 MOUNT VERNON.

1 The action affected title to the real property situated in Skagit County,
2 Washington, commonly known as 1309 DENNY PLACE, MOUNT VERNON,
3 WASHINGTON 98274 and legally described in Exhibit "1," attached hereto.

4 The Notice of Pendency of Action recorded in connection with the above-
5 captioned action on or about March 26, 2019 in Skagit County, Recording No.
6 201607200035 is hereby withdrawn.

7 DATED: October 7, 2020

Respectfully Submitted,
MALCOLM ♦ CISNEROS, A Law Corporation

8 By: _____

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

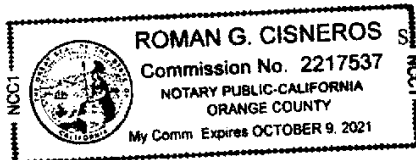
15 A notary public or other office completing
16 this certificate verifies only the identity of
17 the individual who signed the document to
18 which this certificate is attached, and not the
19 truthfulness, accuracy, or validity of that
20 document.

19 State of
20 California

21 County of
22 Orange

22 Subscribed and sworn to (or affirmed) before me on this 7th day of October, 2020,
23 by Nathan F. Smith, proved to me on the basis of satisfactory
24 (insert name of signer)
25 evidence to be the person(s) who appeared before me.

26 (Seal)



Signature

Roman Cisneros

UNOFFICIAL DOCUMENT

EXHIBIT "1"

LEGAL DESCRIPTION

PARCEL A:

The East 113 feet of that portion of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, lying South of a line 430.01 feet South of and parallel with the North line of said subdivision and North of a line 502.51 feet South of and parallel with the North line of said subdivision;

Situated in Skagit County, Washington.

PARCEL B:

The South 70 feet of Tract "A" of Greenstreet's Second Addition, as per plat recorded in Volume 7 of Plats, page 15, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

The North 2.50 feet of that portion of the Northwest Quarter of the Northeast Quarter of Section 29, Township 34 North, Range 4 East W.M., lying South of Tract "A" of Greenstreet's Second Addition, as per plat recorded in Volume 7 of Plats, page 15, records of Skagit County, Washington, and lying West of Denny Place as shown on the face of said plat.

SITUATED IN SKAGIT COUNTY, WASHINGTON