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10/12/2022 01:38 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

Lowell Law Office  
David D. Lowell, ESQ  
PO Box 1346  
Burlington, WA 98233

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COVERSHEET FOR NOTICE - RELEASE OF LIS PENDENS

Reference Number: 202209290046

Assessor's Property Tax Parcel #: P67366 and P26325

Grantor: DENNIS RUSCHMANN, a single man

GRANTEE: DAWN MURPHY, Personal Representative of the Estate of DONALD W. MAGNUSON, Deceased.

Full Legal Description:

P26325: That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 34 North, Range 4 East, W.M., described as follows: Beginning at the Southeast corner of the said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , thence West a distance of 210 feet along the South line of the said subdivision; thence North a distance of 105 feet; thence East a distance of 2310 feet; thence South a distance of 105 feet to the point of beginning;

EXCEPT roads.

Situate in County of Skagit, State of Washington.

P67366 The North 12 feet of the South  $\frac{1}{2}$  of Lot 4; the North  $\frac{1}{2}$  of Lot 4; and all of Lots 5 and 6, Block 3, "MARTIN & BAILEY'S ADDITION TO THE WEST MOUNT VERNON, SKAGIT COUNTY, WASH.", as per plat thereof recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of the vacated street abutting on the West line thereof.

Situate in the County of Skagit, State of Washington.

Recording Cover Sheet - 1

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

Dennis Ruschmann,

Plaintiff,

v. NO. 17-2-01512-4

Dawn Murphy, as Personal NO. 18-2-00948-29

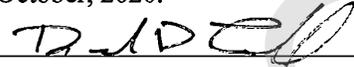
Representative of the Estate of

Donald W. Magnuson, RELEASE OF LIS PENDENS

Deceased.

NOTICE IS HEREBY GIVEN, that DENNIS RUSCHMANN, a single man, Plaintiff in the above-captioned action, does hereby release and discharge that certain Lis Pendens recorded in the office of the Recorder on Skagit County, Washington on September 29, 2022, under Auditor's File Number 202209290046.

Dated this 12<sup>th</sup> day of October, 2020.



DAVID D. LOWELL, WSBA NO. 22563  
Attorney for Dennis Ruschmann

State of Washington )

) ss.

County of Skagit )

I certify that I know or have satisfactory evidence that David D. Lowell is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as the owner of the Lowell Law Office, to be the free and voluntary act for such paraty for the uses and purposes mentioned in the instrument.

DATED: Oct. 12<sup>th</sup>, 2022.



NOTARY PUBLIC in and for State of Washington

Printed name: Gabriela Kelpe

My Commission expires: 4/14/2026

