

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR SNOHOMISH COUNTY

MUFG UNION BANK, N.A., successor-in-
interest to the Federal Deposit Insurance
Corporation, as receiver of Frontier Bank,

Plaintiff,

v.

RANDY S. PREVIS and KATIE L. PREVIS,
husband and wife; ASHLEY PREVIS, a
single person; VERITAS DEVELOPMENT,
INC., a Washington corporation; VERITAS
RESOURCES, LLC d/b/a VERITAS
RESOURCES, FRANK R. SIDERIUS, in his
capacity as Trustee of the Ashley Christine
Previs Trust and as Trustee of the Lauren
Michelle Previs Trust; SOUNDVIEW
INVESTORS, LLC, a Washington limited
liability company; and SIDERIUS,
LONERGAN & MARTIN, LLP, a
Washington limited liability partnership,

Defendants.

CASE NO. 14-2-07154-8

RELEASE OF LIS PENDENS

Snohomish County Tax Parcel No.
00384700400802

Skagit County Tax Parcel No. P99254,
340313-0-040-0500

Kittitas County Tax Parcel Nos. 664933,
714933, 734933, 17-16-14010-0002, 17-
16-14020-0003, 17-16-10430-0001

Island County Tax Parcel Nos. 254263,
254334, S6590-02-00003-1, S6590-02-
00004-4

Plaintiff MUFG Union Bank, N.A., hereby releases the following Lis Pendens:

1. Lis Pendens filed on November 7, 2014, in Snohomish County Superior Court,
Case No. 14-2-07154-8, on the real property legally described on Exhibit A hereto.

2. Amended Lis Pendens filed on February 2, 2015, in Snohomish County Superior
Court, Case No. 14-2-07154-8, on the real properties legally described on Exhibit A, B and C
hereto.

3. Second Amended Lis Pendens filed on February 3, 2015, in Snohomish County Superior Court, Case No. 14-2-07154-8, on the properties legally described on Exhibits A, B, C and D.

4. Pursuant to RCW 4.28.320, the Lis Pendens being released hereby were recorded as set forth in the following chart:

COUNTY	Lis Pendens		Amended Lis Pendens		Second Amended Lis Pendens	
	Recording #	Recording Date	Recording #	Recording Date	Recording #	Recording Date
Island					4372748	2/5/2018
Kittitas			201502030016	2/3/2015	201502050040	2/5/2015
Skagit			201502030066	2/3/2015	201502050032	2/5/2015
Snohomish	201411070354	11/7/2014	201502040153	2/4/2015	201502060082	2/6/2015

DATED this 28th day of October, 2022.

FOX ROTHSCHILD LLP

By

Joseph E. Sheklich, Jr., WSBA #8751
Attorneys for Plaintiff, MUFG Union Bank, N.A.

EXHIBIT A

(Legal Description of Woodway Property, Snohomish County)

THAT PORTION OF TRACT 8, BLOCK "D", ASSESSOR'S PLAT OF
WOODWAY PARK, ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 16 OF PLATS, PAGE 12, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN NORTH LINE OF SAID TRACT LYING DUE
WEST THEREON 251.64 FEET FROM THE NORTHEAST CORNER OF
SAID TRACT, AND RUNNING SOUTH 326.38 FEET, THENCE WEST
278.77 FEET TO EASTERLY MARGIN OF PARK ROAD, THENCE
NORTHERLY ALONG SAID ROAD MARGIN A DISTANCE OF 327.24
FEET TO THE NORTHWEST CORNER OF SAID TRACT, THENCE EAST
255.09 FEET TO THE TRUE POINT OF BEGINNING, SITUATED IN
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

APN 003847-004-008-02.

ABBREVIATED LEGAL DESCRIPTION: PTN LOT 8, BLK D, WOODWAY PARK, V 16,
PG 12

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 003847-004-008-02

EXHIBIT B

(Legal Description of Mt. Vernon Property, Skagit County)

PARCEL "A":

Lot 3 of Short Plat No. 90-11, located in the Southeast ¼ of the Southwest ¼ of Section 13, Township 34 North, Range 3 East, W.M. approved August 20, 1990 and recorded in Volume 9 of Short Plats, page 259, under Auditor's File No. 9003300001, records of Skagit County, Washington,

EXCEPT that portion described as follows:

Beginning at the most Northerly corner of said Lot 3;
thence South 52°31'42" East 37.98 feet along the Northeasterly line thereof to the West line of Lot 1, said Short Plat, said West line lying parallel with and 30.00 feet Easterly of the West line of said Lot 3, as measured at right angles thereto;
thence South 00°20'53" East 253.18 feet along said West line of Lot 1 to the Southwest corner thereof;
thence North 52°31'43" West 37.98 feet to said West line of Lot 3;
thence North 00°20'53" West 253.18 feet along last said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 2 of Short Plat No. 90-11, located in the Southeast ¼ of the Southwest ¼ of Section 13, Township 34 North, Range 3 East, W.M., approved August 20, 1990, and recorded in Volume 9 of Short Plats, page 259, under Auditor's File No. 9003800001, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of said Lot 2;
thence North 52°31'43" West 37.38 feet along the Southwesterly line thereof to a line lying parallel with and 30.00 feet Westerly of the East line of said Lot 2, as measured at right angles thereto;
thence North 00°50'16" East 249.23 feet along said parallel line to the Northeasterly line of said Lot 2;
thence South 52°31'43" East 37.38 feet along said Northeasterly line to said East line;
thence South 00°50'16" West 249.23 feet along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL ID NUMBER: P99254

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 340313-0-040-0050

RELEASE OF LIS PENDENS - 4

Case No. 14-2-07154-8

139151130.2

EXHIBIT C

(Legal Description of the Manastash Property, Kittitas County)

The Southeast Quarter of the Southwest Quarter; the north 660 feet of the Southwest Quarter of the Northeast Quarter; the Northeast Quarter of the Southeast Quarter of the Northwest Quarter; the west 990 feet of the Southwest Quarter of the Northwest Quarter; and the Northwest Quarter of the Northwest Quarter; EXCEPT the north 990 feet thereof, all in Section 14, Township 17 North, Range 16, E.W.M., in the County of Kittitas, State of Washington

ABBREVIATED LEGAL DESCRIPTION:

PARCELS 1, 2 AND 3 OF SURVEY RECORDED JULY 25, 2002, BOOK 27 OF SURVEYS, PAGE 229 AUDITOR'S FILE NO. 20027250020M KITTITAS COUNTY, WASHINGTON

TAX PARCEL NUMBERS:

664933, 714933, 734933

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBERS:

17-16-14010-0002, 17-16-14020-0003, 17-16-14030-0001

RELEASE OF LIS PENDENS - 5

Case No. 14-2-07154-8

139151130.2

EXHIBIT D

(Legal Description of the Camano Island Property, Island County)

That portion of the East Half of Lot 3, Plat of Evergreen Acres, Division No. 2, as per plat recorded in Volume 9 of Plats, page 68, records of Island County, Washington, lying North of the South line of Lot 7, said Plat of Evergreen Acres, Division No. 2, projected Westerly.

AND that portion of the East Half of Lot 4, Plat of Evergreen Acres, Division No. 2, as per plat recorded in Volume of Plats, page 68, records of Island County, Washington, lying South of the South line of Lot 5, said Plat of Evergreen Acres, Division No. 2, projected Westerly.

Situate in the County of Island, State of Washington.

ABBREVIATED LEGAL DESCRIPTION:

EVERGRN AC 2 E/2 LOT 3 LY N OF SLN LOT 7 EXT WLY

EVERGRN AC 2 E/2 LOT 4 LY S OF SLN LOT 5 EXT WLY

PROPERTY ID NUMBERS:

254263, 254334

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBERS:

S6590-02-00003-1, S6590-02-00004-4