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10/16/2025 01:53 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When Recorded Please Return To:

BAILEY, DUSKIN & PEIFFLE, P.S.
P.O. BOX 188
ARLINGTON, WA 98223

Our File No: 13185-2

Document Title(s) (or transactions contained therein): RELEASE OF LIS PENDENS
Grantor(s) (Last name first, then first name and initials) HORTON, RACHEL
Grantee(s) (Last name first, then first name and initials) MYERS, ASHLEY; HORTON, JASMINE
Legal Description (abbreviated i.e. lot, block, plat or section, township, range, qtr./qtr.) MONTBORNE, ACRES 0.23, THAT PORTION OF LOTS 8 THROUGH 11, INCLUSIVE, BLOCK 39
Reference Number(s) of Documents assigned or released:
Assessor's Property Tax Parcel/Account Number P120490
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

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

ASHLEY MYERS and JASMINE HORTON,
single women,

Plaintiffs,

vs.

RACHEL HORTON, a single woman,

Defendant.

NO. 25-2-00790-29

RELEASE OF LIS PENDENS

The Plaintiffs, Ashley Myers and Jasmine Horton, through their attorney, hereby release the Lis Pendens that was recorded on August 8, 2025, with the Skagit County Auditor under recording number 202508080070.

This Lis Pendens was filed as part of a Quiet Title lawsuit, Skagit County Superior Court case number 25-2-00790-29, regarding the property located at 18024 Fire Mountain Lane, Mount Vernon, Washington 98274, parcel number P120490, fully located in Skagit County, Washington, legally described in full as:

THAT PORTION OF LOTS 8 THROUGH 11, INCLUSIVE, BLOCK 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF VACATED WALKER STREET AND VACATED ALLEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 8;

RELEASE OF LIS PENDENS
(13185 EJM/lw)

1

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P.O. Box 188, Arlington, WA 98223
(360) 435-2168 Fax (360) 435-6060

1 THENCE NORTH 43°01'17" WEST, 150 FEET TO THE TRUE
2 POINT OF BEGINNING;
3 THENCE CONTINUING NORTH 43°01'17" WEST, 26.33 FEET;
4 THENCE SOUTH 88°52'39" WEST, 164.91 FEET;
5 THENCE SOUTH 43°01'17" EAST, 137.03 FEET;
6 THENCE NORTH 47°38'15" EAST, 122.75 FEET TO THE POINT
7 OF BEGINNING.

8 SITUATE IN THE COUNTY OF SKAGIT, STATE OF
9 WASHINGTON.

10 The underlying case has now been resolved, necessitating the dismissal of this
11 Lis Pendens.

12 DATED this 13 day of October 2025.

13 BAILEY, DUSKIN, PEIFFLE & MARTIN, P.S.

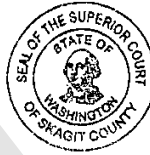
14 By 

15 Emma J. Long, WSBA No. 61234
16 Attorneys for Plaintiffs
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FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2025 OCT 16 PM 1:48

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 10/16/25



MELISSA BEATON, County Clerk

By: [Signature]
Deputy Clerk Grace
Cianas

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

ASHLEY MYERS and JASMINE
HORTON, single women,

Plaintiffs,

vs.

RACHEL HORTON, a single woman,

Defendant.

NO. 25-2-00790-29

ORDER ON MOTION TO DISMISS
WITH PREJUDICE

Clerk's Action Required

THIS MOTION having come before the Court on the Motion to Dismiss With Prejudice filed by Ashley Myers and Jasmine Horton, by and through their counsel of record, and the Court having reviewed the Motion, the filed records of this case, and the documents attached thereto, and being fully advised in the premises, hereby makes the following:

I. FINDING OF FACTS

1. The Parties have agreed to dismiss this action pursuant to a Trust Estate Dispute Resolution Act (TEDRA) Agreement filed in Skagit County Superior Court Case 25-4-00213-20.

2. The Parties agreed to the dismissal of this matter without attorney's fees and costs awarded to either party.

ORDER ON MOTION TO DISMISS
(13185 EJJ/lw)

ORIGINAL

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1 3. No appearance by Defendant has occurred in this immediate matter.

2 **II. CONCLUSIONS OF LAW**

3 1. Pursuant to Civil Rule (CR) 41, the parties have stipulated to the
4 dismissal of this action.

5
6 2. Pursuant to Civil Rule (CR) 41, this matter is subject to voluntary
7 dismissal by Plaintiff as Defendant has not appeared.

8 **III. ORDER**

9 This matter came before the Court upon the stipulation of the undersigned
10 counsel, and the Court, having reviewed said stipulation, now therefore it is hereby:

11 ORDERED, ADJUDGED and DECREED as follows:

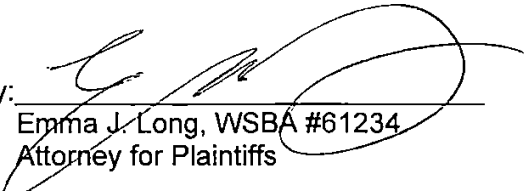
12 This matter is dismissed with prejudice and without an award of attorney's fees or
13 costs to either party.

14 DONE IN OPEN COURT on this date: 10/16/25

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16
17 
18 _____
19 JUDGE/COMMISSIONER

20
21 Presented by:

22 BAILEY, DUSKIN, PEIFFLE & MARTIN, P.S.

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24 By: 
25 Emma J. Long, WSBA #61234
26 Attorney for Plaintiffs
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