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**Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

<b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <b>must</b> be filled in)	
1. RELEASE OF LIS PENDENS	
<b>Reference Number(s) of Documents assigned or released:</b> 202403290052	
Additional reference #'s on page _____ of document	
<b>Grantor(s)</b> (Last name, first name, initials)	
1. Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1	
2. _____ Additional names on page _____ of document.	
<b>Grantee(s)</b> (Last name first, then first name and initials)	
1. ROOK, KAREN	
2. SEMLER, RUTH	
Additional names on page _____ of document.	
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range) PTN NE ¼, SEC 31-36-5E, W.M. (AKA PTN LT 18, SURVEY REC NO 800321)	
Additional names on page _____ of document.	
<b>Assessor's Property Tax Parcel/Account Number</b> P51188 / 360531-1-004-0208	<input type="checkbox"/> Assessor Tax # not yet assigned
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.	

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR THE COUNTY OF SKAGIT

WELLS FARGO BANK, N.A. AS TRUSTEE  
FOR BEAR STEARNS ASSET BACKED  
SECURITIES I TRUST 2004-BO1.

Plaintiff,

vs.

RUTH MARIE SEMLER, KAREN S. ROOK;  
SB&C LTD AKA SKAGIT BONDED  
COLLECTORS, UNITED STATES OF  
AMERICA, ADVANTA FINANCE CORP.,  
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 24-2-00297-29

RELEASE OF LIS PENDENS

**NOTICE IS HEREBY GIVEN** that the Notice of Lis Pendens recorded on March 29, 2024 with the Skagit County Auditor under File No. 202403290052 is hereby released. The description of the real property encumbered by this action is as follows:

Com mencing at the existing monument at the Southwest corner of said Northeast quarter; Thence South 88°01'15" East along the South line of said Northeast quarter a distance of 1,314.37 feet to the Southwest corner of the Southeast quarter of said Northeast quarter; Thence continue South 88°01'15" East along said South line a distance of 8.44 feet; Thence North 11°44'52" East 20.29 feet to the South boundary of the County Road being the true point of beginning; Thence continue North 11°44'52" East 248.62 feet; Thence South 88°01'15" East parallel with said South line of said subdivision a distance of 964.65 feet; Thence South 11°42'39" West 113.01 feet; Thence South 8°05'24" West 134.39 feet to a point which is South 88°01'15" East from the true point of beginning; Thence North 88°01'15" West along the North line of the County Road 973.43 feet to the true point of beginning. EXCEPT that portion lying within the following described tract: Beginning at the Southwest corner of the above described tract; being the true point of beginning; Thence North 11°44'52" East 248.62 feet to the Northwest corner of said tract; Thence South 88°01'15" East 149.87 feet; Thence along a curve to the right having a

radius of 988.24 feet, the center of which bears South 56°42'32" West, an arc distance of 276.52 feet to the Southerly limit of said tract; Thence North 88°01'15" West along said Southerly limit 318.27 feet to the true point of beginning. AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, 60 feet in width, the centerline of which is described as follows: Commencing at the existing monument at the Southwest corner of the Northeast quarter of Section 31, Township 36 North, Range 5 East, W.M.; Thence South 88°01'15" East along the South line of said Northeast quarter a distance of 1.314.37 feet to the Southwest corner of the Southeast quarter of said Northeast quarter; Thence continue South 88°01'15" East along said South line a distance of 8.44 feet; Thence North 11°44'52" East 20.29 feet to the true point of beginning; said point being on the North margin of the County Road (Fruitdale Road); Thence continue North 11°44'52" East along said centerline a distance of 999.67 feet; Thence South 88°01'15" East 320.00 feet; Thence North 69°46'28" East 225.86 feet; Thence South 56°26'13" East 132.95 feet; Thence South 2°35'41" East 75.29 feet; Thence South 45°47'03" East 61.34 feet; Thence South 17°24'13" East 168.37 feet; Thence South 40°08'58" East 136.62 feet; Thence South 3°48'36" East 224.56 feet; Thence South 11°42'39" West 271.31 feet; Thence South 8°05'24" West 486.32 feet to the South line of the North Half of the North Half of the Northeast quarter of the Southeast quarter of said Section 31; Thence North 88°03'26" West along said South line 904.04 feet to the East margin of the Fruitdale Road, said point being the terminal point for the centerline of this easement. Situate in the County of Skagit, State of Washington.

Assessor's Parcel Number: P51188 / 360531-1-004-0208

Dated:

Dec 2, 2025

McCarthy & Holthus, LLP



Grace Chu WSBA No. 51256  
 David Swartley WSBA No. 51732  
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 Seattle, WA 98104  
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 Attorneys for Plaintiff

State of Idaho  
County of Ada

This record was acknowledged before me on December 2, 2025 by David M. Swartley.

  
(Signature)

(Seal or stamp)

Notary  
Title

My commission expires 9/14/2029

