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

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| <p><b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in)</p> <p>1. RELEASE OF NOTICE OF PENDENCY OF AN ACTION</p>              |
| <p><b>Reference Number(s) of Documents assigned or released:</b></p> <p>-No.201609230150</p> <p>Additional reference #'s on page _____ of document</p>  |
| <p><b>Grantor(s)</b> (Last name, first name, initials)</p> <p>1. CIT BANK, N.A.</p> <p>Additional names on page _____ of document.</p>  |
| <p><b>Grantee(s)</b> (Last name first, then first name and initials)</p> <p>1. EPIFANIA GONZALEZ HERNANDEZ aka EPIFANIA GONZALES HERNANDEZ</p> <p>Additional names on page _____ of document.</p>       |
| <p><b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p>-Lot(s): 15-16-Block 10 SOUTHERN ADD TO MOUNT VERNON</p>  |
| <p><b>Assessor's Property Tax Parcel/Account Number</b> <input type="checkbox"/> Assessor Tax # not yet assigned</p> <p>-P54333 / 3758-010-016-0009</p>   |
| <p>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.</p> |

**Sign below ONLY if your document is Non-Standard**

I am requesting an emergency nonstandard recording for an additional fee of \$50 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.

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Signature of Requesting Party

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Alter Recording Return To:  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612

Mail Tax Statement to:  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
Consideration: \$184,391.83

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

CIT BANK, N.A.,

Plaintiff,

vs.

EPIFANIA GONZALEZ HERNANDEZ aka  
EPIFANIA GONZALES HERNANDEZ, an  
individual, and all other persons or parties  
unknown claiming any legal or equitable  
right, title, estate, lien, or interest in the real  
property described in the complaint herein,  
adverse to Plaintiff's title, or any cloud on  
Plaintiff's title to the Property, collectively  
designated as DOES 1 through 50, inclusive.

Defendants.

CASE NUMBER: 16-2-01142-2

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

NOTICE IS HEREBY GIVEN that the undersigned states that the above-entitled  
action concerning and affecting real property as described below was dismissed in the  
above-named Court by CIT Bank, N.A., against Defendants/Defendant EPIFANIA  
GONZALEZ HERNANDEZ aka EPIFANIA GONZALES HERNANDEZ.

1 The action affected title to the real property situated in Skagit County,  
2 Washington, commonly known as 1315 VIRGINIA STREET, MOUNT VERNON,  
3 WASHINGTON 98273 and legally described in Exhibit "I" attached hereto.

4 The Notice of Pendency of Action recorded in connection with the above-  
5 captioned action on or about September 23, 2016, in Skagit County, Recording No.  
6 201609230150 is hereby withdrawn.

7 DATED: 11/19/19

Respectfully Submitted,  
MALCOLM ♦ CISNEROS, A Law Corporation

8 By:

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

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

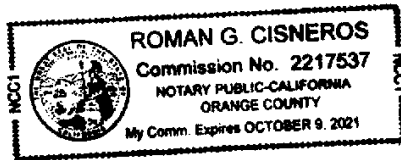
17 State of  
California

18 County of  
19 Orange

20 Subscribed and Sworn to (or affirmed) before me on this 19 day of November, 2019,  
21 By Nathan F. Smith proved to me on the basis of satisfactory evidence to be the person(s) who  
appeared before me.

22 (Seal)

Signature *Roman G. Cisneros*



# EXHIBIT 1

**LEGAL DESCRIPTION**

Lots 15 and 16, Block 10, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Situated in Skagit County, Washington