

**Return Address:**ZBS LAW, LLP30 CORPORATE PARK, STE 450IRVINE, CA 92606Tel: (702)948-8565, Fax: (702) 446-9898Please 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 must be filled in)	
1. <u>WITHDRAWAL OF LIS PENDENS</u>	
<b>Reference Number(s) of Documents assigned or released:</b> 201612130125 Additional Reference #'s on page _____ of document	
<b>Grantor(s)</b> Exactly as names(s) appear on document 1. <u>THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-17, a corporation</u>	
<b>Grantee(s)</b> Exactly as names(s) appear on document	
1. RICHARD SODERBERG solely in his capacity as personal representative to the ESTATE OF ARNOLD E. SODERBERG, A Deceased Individual	
Additional names on page 2 of document.	
<b>Legal Description</b> (abbreviated: i.e. lot, block, plat or Section, Township, Range) Lot: 13&14 Block: 4 Subdivision: REPLAT OF THE JUNCTION ADDITION TO SEDRO	
WASHINGTON, DESCRIBED AS FOLLOWS:	
Additional legal is on Page 3 of the document.	
<b>Assessor's Property Tax Parcel/Account Number:</b> P76565	
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify accuracy or completeness of the indexing information provided herein.	
<b>"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."</b>	
_____ Signature of Requesting Party	
Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements	

EE ATTACHED LEGAL DESCRIPTION

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**SUPERIOR COURT OF WASHINGTON  
FOR SKAGIT COUNTY**

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-17, a  
corporation,

Plaintiff,

vs.

RICHARD SODERBERG solely in his capacity  
as personal representative to the ESTATE OF  
ARNOLD E. SODERBERG, A Deceased  
Individual; ALL UNKNOWN HEIRS AND  
DEWISEES OF DARLENE SODERBERG,  
Deceased Individual; ALL UNKNOWN HEIRS  
AND DEWISEES OF ARNOLD E.  
SODERBERG, Deceased Individual; LEMLEY  
CHAPEL, INC., A Corporation; CITY OF  
SEDRO-WOOLEY; DOES 1 Through 10,  
inclusive, and ROES 1 through 10, inclusive,

Defendant.

**No.: 16-2-01270-4**

**WITHDRAWAL OF LIS PENDENS**

**NOTICE IS HEREBY GIVEN** that plaintiff THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF

WITHDRAWAL OF LIS PENDENS

-1-

**ZBS LAW, LLP**  
11335 NE 122<sup>nd</sup> Way, Suite 105  
Kirkland, WA 98034  
206-209-0375

1 THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-17, a corporation  
 2 ("Plaintiff") withdraws the Notice of Pendency of Action ("Lis Pendens") recorded as instrument  
 3 number 201612130125 in the Official Records of the Skagit County Recorder's Office on  
 4 December 13, 2016. The above-referenced Lis Pendens affected that certain real property  
 5 commonly known as: 618 Puget Avenue, Sedro Woolley, WA 98284-1138, with a legal  
 6 description of:

8 THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY OF  
 9 SKAGIT, COUNTY OF SKAGIT, STATE OF WASHINGTON, IS DESCRIBED AS  
 10 FOLLOWS:

11 PARCEL "A"

12 LOTS 13 AND 14, BLOCK 4, "REPLAT OF THE JUNCTION ADDITION TO  
 13 SEDRO", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48,  
 14 RECORDS OF SKAGIT COUNTY, WASHINGTON

15 EXCEPT THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID LOT 14.

16 PARCEL "B":

17 THE NORTH 3 FEET OF THE FOLLOWING DESCRIBED TRACT:

18 THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 14, BLOCK 4, "REPLAT OF THE  
 19 JUNCTION ADDITION TO SEDRO" AS PER PLAT RECORDED IN VOLUME 3 OF  
 20 PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON

21 APN: P76565

22 DATED: October 20, 2021

ZBS Law, LLP

23 By: 

24 Tom B. Pierce, WSBA# 26730

25 Scott D. Crawford, WSBA# 34978

26 Attorneys for Plaintiff