

**WHEN RECORDED RETURN TO:**

Carolyn A. Simms, Attorney  
P.O. Box 169  
Washougal, WA 98671

**DOCUMENT TITLE(S)**

**Cancellation of Lis Pendens**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**Skamania County Superior Court Cause No. 14-2-00159-4**

**GRANTOR(S):**

**Sitzman, Stephen and Sandra Sitzman, husband and wife**

**GRANTEE(S):**

**Cleo C. Brenner aka C.C. Brenner**

**ABBREVIATED LEGAL DESCRIPTION:**

**Parcel 1: NW ¼ of SW ¼ of S8, T3N, R8E of WM in Skamania County, WA**

**Parcel 2: Lot 3 COATES S P BK 3/PG7**

**TAX PARCEL NUMBER(S):**

**03-08-08-3-0-0200-00 and 03-08-17-3-0-1404-00**

LPB 01-05



SUBSCRIBED and SWORN TO before me on this 31<sup>st</sup> day of March, 2015.

GLORIA D. MEYERS  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MARCH 1, 2017

Gloria D. Meyers  
Notary Public for Washington  
Residing in Washougal  
Commission Expires: 3-1-2017

Unofficial  
Copy

CANCELATION OF LIS PENDENS - 2

## EXHIBIT A

**Legal Description of Property:**

(1) A tract of land in the Northwest Quarter of the Southwest Quarter of Section 8, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the North line of Government Lot 4 of said Section 8, with the easterly right of way line of the Wind River Highway as more particularly

described in deed recorded in Book 42, Page 352; thence North 40 degrees 02 1/2' West 200 feet along said easterly right of way line to the initial point of the tract hereby described; thence North 36 degrees 15' East 123 feet; thence North 53 degrees 17' East 128 feet, more or less, to intersection with the Southwesterly line of a tract of land conveyed to Ernest Nail and Georgia Nail, husband and wife, by deed recorded in Book 42, Page 311; thence along the Southwesterly line of the said Nail tract North 42 degrees 38' West to the intersection with the West line of the said Section 8; thence South along said West line to the intersection with the Easterly right of way line of said Wind River Highway; thence South 40 degrees 02 1/2' East along said Easterly right of way line to the initial point.

Assessor's Property Tax Parcel Number 03-08-08-3-0-0200-00

(2) A Tract of land in the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the COATES SHORT PLAT, recorded in Book 3 of Short Plats, Page 7, Skamania County Records.

TOGETHER WITH: VIN #F047656F 72' Freed 52/12

MOBIL HOMES: VIN #1TT21219 58' Nashu 45/10

Assessor's Property Tax Parcel/Account Number: 03-08-17-3-0-1404-00

SKAMANIA COUNTY  
ORIGINAL FILED

JAN 13 2015

SHARON K. VANCE, CLERK

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IN THE SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

STEPHEN SITZMAN and  
SANDRA SITZMAN, husband and wife

Plaintiffs,

vs.

CLEO C. BRENNER  
AKA C.C. BRENNER

Defendant.

Case No. 14-2-00159-4

**STIPULATED  
MOTION AND  
ORDER OF DISMISSAL**

MOTION

Plaintiffs, by and through their counsel, Carolyn A. Simms, inform the court that the parties have settled all claims against each other. The parties herein request the court to enter the Stipulated Order dismissing this action set forth below.

DATED this 9<sup>th</sup> day of January, 2015.

  
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Carolyn A. Simms, WSBA #18258  
Attorney for Plaintiff

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ORDER

THIS MATTER having come before the Court and based upon the foregoing Motion, it is hereby ORDERED, ADJUDGED AND DECREED that the Complaint to Enjoin Forfeiture or, in the Alternative, to Request a Public Sale of the Property Pursuant to RCW 61.30.120 be dismissed with prejudice.

DATED this 13<sup>th</sup> day of January, 2015

**/S/ BRIAN ALTMAN**

JUDGE

Presented by:



Carolyn A. Simms, WSBA #18258  
Attorney for Plaintiffs  
2035 NE 3<sup>rd</sup> Loop  
Camas, WA 98607  
360-833-2174

Approved as to form;  
notice of presentment waived



James L. Kacena, WSBA#33889  
Attorney for Defendant