

1 THE HONORABLE CATHERINE SHAFER

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3 **FILED**  
4 KING COUNTY, WASHINGTON

5 NOV 16 2011

6 SUPERIOR COURT CLERK

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8 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

9 IN AND FOR KING COUNTY

10 SHANNON CALVIN O'NEIL, by and  
11 through his GAURDIAN AD LITEM, JON  
12 GILLIS, and TYLER HOMES  
13 CORPORATION,

14 Plaintiffs,

15 v.

16 DENNIS SCHNABEL, CHERIE  
17 SCHNABEL, STERLING GRAY  
18 INVESTMENTS, LLC, COMMONWEALTH  
19 LAND TITLE COMPANY OF PUGET  
20 SOUND, LLC, FOUNDATION BANK,  
21 BANNER BANK, COLUMBIA BANK and  
22 COLUMBIA BANKING SYSTEM, INC.,

23 Defendants.

NO. 10-2-37317-9 SEA

STIPULATION AND ORDER OF  
DISMISSAL *WITH PREJUDICE*  
OF ALL CLAIMS AGAINST  
COMMONWEALTH LAND TITLE  
COMPANY OF PUGET SOUND, LLC

24 **I. STIPULATION**

25 COME NOW Plaintiffs SHANNON CALVIN O'NEIL, his GAURDIAN AD  
26 LITEM, JON GILLIS, and TYLER HOMES CORPORATION and Defendant  
COMMONWEALTH LAND TITLE COMPANY OF PUGET SOUND, LLC, by and  
through their respective counsel of record, pursuant to CR 41 (a)(1), and stipulate that all

STIPULATION AND ORDER OF DISMISSAL  
OF COMMONWEALTH -- Page 1

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1 claims between Plaintiffs and Defendant COMMONWEALTH LAND TITLE COMPANY  
2 OF PUGET SOUND, LLC in the above-referenced matter shall be dismissed with prejudice  
3 and without an award of costs and/or attorneys' fees to either party. The scope of this  
4 stipulation is limited to Plaintiffs and Defendant COMMONWEALTH LAND TITLE  
5 COMPANY OF PUGET SOUND, LLC and does not include Defendants DENNIS  
6 SCHNABEL, CHERIE SCHNABEL, STERLING GRAY INVESTMENTS, LLC,  
7 FOUNDATION BANK, and BANNER BANK.

8 DATED this 31 day of October, 2011.

9  
10 SCHEER & ZEHNDER LLP

ADVOCATES LAW GROUP, PLLC

11  
12 By 

John E. Zehnder, Jr., WSBA No. 29440  
Jonathan Dirk Holt, WSBA No. 28433  
William Elsinger, WSBA No. 42008  
Attorneys for Defendant Commonwealth  
Land Title Company of Puget Sound,  
LLC

By 

George Tamblytt, WSBA #15429  
Theresa Pruett, WSBA #26063  
Marilyn Brenneman, WSBA #10700  
Attorneys for Plaintiffs

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STIPULATION AND ORDER OF DISMISSAL  
OF COMMONWEALTH - Page 2

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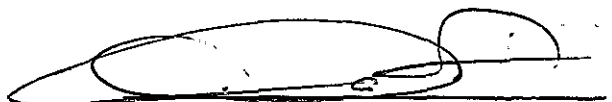
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**II. ORDER OF DISMISSAL**

THIS MATTER having come before the undersigned upon the stipulation of Plaintiffs SHANNON CALVIN O'NEIL, his GAURDIAN AD LITEM, JON GILLIS, and TYLER HOMES CORPORATION and Defendant COMMONWEALTH LAND TITLE COMPANY OF PUGET SOUND, LLC for dismissal, and the Court being fully advised; Now, therefore, IT IS HEREBY, ORDERED, ADJUDGED AND DECREED that all claims between Plaintiffs and Defendant COMMONWEALTH LAND TITLE COMPANY OF PUGET SOUND, LLC are dismissed with prejudice and without fees or costs. The scope of this Order of Dismissal is limited to Plaintiffs and Defendant COMMONWEALTH LAND TITLE COMPANY OF PUGET SOUND, LLC and does not include claims involving Defendants DENNIS SCHNABEL, CHERIE SCHNABEL, STERLING GRAY INVESTMENTS, LLC, FOUNDATION BANK, and BANNER BANK.


DONE IN OPEN COURT this 14 day of November, 2011.


  
HONORABLE CATHERINE SHAFFER

PRESENTED BY:

SCHEER & ZEHNDER LLP

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By   
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STIPULATION AND ORDER OF DISMISSAL  
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