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NO. 65814-0-I

IN THE COURT OF APPEALS
OF THE STATE OF WASHINGTON
DIVISION I

K. CAROLYN RAMAMURTI and CAROL E. RAMAMURTI,

Appellant,

v.

DAVID ROSER, WASHINGTON MUTUAL BANK, TICOR TITLE,
and all other persons or parties unknown claiming any right, title, estate,
lien or interest in the real estate described in the complaint herein,

Respondent.

JPMORGAN CHASE BANK, N.A.'s JOINDER IN BRIEF OF
RESPONDENT DAVID ROSER

RECEIVED
APPELLANT'S OFFICE
JAN 11 2016

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I. INTRODUCTION

Appellants named JPMorgan Chase Bank, N.A. (“Chase”) as a defendant in their initial lawsuit only because Chase is the beneficiary of a Deed of Trust encumbering Respondent David Roser’s property.

Appellants do not allege Chase acted—either properly or improperly—in any manner that may affect their quiet title claim. Appellants’ claims against Chase are therefore wholly dependent upon their claims against Mr. Roser. As a result, if the Court rules in favor of Respondent Roser, it should also rule in favor of Respondent Chase. Chase hereby joins in the Brief of Respondent David Roser and respectfully requests the Court affirm the trial court’s dismissal of Appellants’ claims.

II. ARGUMENT

Appellants named Chase as a defendant in their lawsuit because Mr. Roser’s property secures his debt to Chase. Ostensibly, Appellants named Chase to ensure that any judgment against Mr. Roser would be equally binding against Chase. Appellants do not allege Chase engaged in any act that would either give rise to a claim or serve as a basis to overrule the trial court’s dismissal of Appellants’ claims. In fact, Appellants’ Brief does not mention Chase.

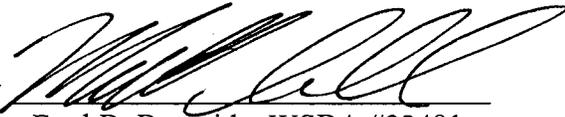
III. CONCLUSION

Appellants' claims against Chase (to the extent any exist) are wholly dependent upon their claims against Mr. Roser. Consequently, should the Court affirm the trial court's summary dismissal of Appellants' claims against Respondent Mr. Roser, it should also affirm the dismissal of all claims against Respondent Chase.

RESPECTFULLY SUBMITTED this 15th day of December,
2010.

Davis Wright Tremaine LLP
Attorneys for JPMorgan Chase Bank,
N.A.

By



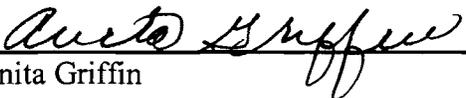
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CERTIFICATE OF SERVICE

I declare under penalty of perjury that on this day I caused copies of the foregoing CHASE'S JOINDER IN BRIEF OF RESONDENT DAVID ROSER to be served upon the following:

Phil A. Olbrechts/Kristin Nicole Eick	()	By U.S. Mail
Ogden Murphy Wallace	()	By Federal Express
1601 5 th Avenue, Suite 2100	()	By Facsimile
Seattle, WA 98101	(X)	By Messenger
Mark J. Phelps	()	By U.S. Mail
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1200 6 th Avenue, Suite 1900	()	By Facsimile
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Leonard W. Juhnke	()	By U.S. Mail
Carney Badley Spellman	()	By Federal Express
701 Fifth Avenue, Suite 3600	()	By Facsimile
Seattle, WA 98104	(X)	By Messenger

DATED at Seattle, Washington this 15th day of December, 2010.



Anita Griffin