



200412080098

Skagit County Auditor

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1 of

3 11:30AM

AFTER RECORDING MAIL TO:Name Ruth Crabtree Olsen, P.S.Address 3535 Factoria Blvd SE, Ste 200City/State Bellevue WA 98006**Document Title(s):** (or transactions contained therein)

1. Sheriff's deed to Real Property
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:☐ Additional numbers on page _____ of document**First American Title
Insurance Company****FIRST AMERICAN TITLE CO.**

71593

(this space for title company use only)

Grantor(s): (Last name first, then first name and initials)

1. Skagit County Sheriff
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. US Bank
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)PTN. SE 18-35-5, PTN NE 19-35-5, PTN NW
20-35-5 aka LOT 3 S/P 94-051☐ Complete legal description is on page _____ of document**Assessor's Property Tax Parcel / Account Number(s):**

350519-1-001-0000 (P39820)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SKAGIT COUNTY SUPERIOR COURT, STATE OF WASHINGTON

US BANK, its successors in interest and/or assigns,

Plaintiff(s),

vs.

FRED L. WAIT and JANINE M. WAIT, husband and wife and the marital community thereof; LANDED GENTRY DEVELOPMENT, INC., a Washington corporation; Occupants of the premises; and all persons or parties unknown claiming any right, title, estate, lien or interest in the real estate listed in the complaint,

Defendant(s)

Cause No.: 03-2-00208-1

SHERIFF'S DEED TO REAL PROPERTY

JUDGMENT RENDERED ON: June 25, 2003
ORDER OF SALE ISSUED: July 3, 2003
DATE OF SALE: September 12, 2003
DATE OF REDEMPTION: September 12, 2004
DATE OF DEED: October 11, 2004

ORIGINAL

I, RICK GRIMSTEAD, Sheriff of Skagit County, State of Washington, do hereby certify that under and by virtue of the procedure indicated above, issued out of the above entitled court, in the above entitled action, duly attested, directed and delivered to me a Writ of Execution, by which I was commanded to levy upon and sell the right, title and interest of the defendant in property hereinafter described according to law, and apply the proceeds of such sale to the satisfaction of the judgment in said action, with interest and costs of suit. I duly levied on and sold at public auction, after due and legal notice, at which sale said lands were struck off and sold to US Bank, who was the highest and best bidders therefore, at such sale, for the sum of One hundred twenty-nine thousand, one hundred four dollars and 70/100 lawful money of the United States of America. The real estate, situated in Skagit County, State of Washington, hereinafter described, the description of which is incorporated by this reference. I thereupon delivered to said purchaser a certificate of sale as required by law. I further certify that the time for redemption has expired.

Now, therefore, I, RICK GRIMSTEAD, Sheriff of Skagit County, or my authorized deputy, by virtue of the procedure indicated above and pursuant to the statutes relevant to such procedure, do hereby grant, bargain, sell, convey and confirm as purchaser at said sale, or his successor in interest, or as a redemptioner so hereto entitled, and to his heirs, successors and assigns forever all those certain lots, pieces of parcels of land, situate, lying and being in Okanogan County, State of Washington, bounded and described as follows to-wit:

9183 Fruitdale Road, Sedro Woolley

18 | legally described as:
19 | # 6580
20 | SKAGIT COUNTY WASHINGTON
21 | REAL ESTATE EXCISE TAX
22 | DEC 08 2004
23 | Amount Paid
24 | By Skagit Co. Treasurer Deputy
25 |

LOT 3, SKAGIT COUNTY SHORT PLAT NO. 94-051, APPROVED SEPTEMBER 7, 1995, AND RECORDED SEPTEMBER 19, 1995, IN VOLUME 12 OF SHORT PLATS, PAGES 28 AND 30, UNDER AUDITOR'S FILE NO. 9509190033, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18 AND THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Sheriff's Deed - US Bank vs. Wait, etal

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As evidence of my so granting and conveying, my authorized deputy or I hereby set my hand on the date indicated above, at Mount Vernon, Washington.

RICK GRIMSTEAD, SHERIFF
SKAGIT COUNTY, WASHINGTON

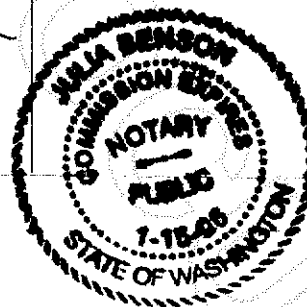
By: Kathleen M. Anderson
Kathleen M. Anderson
Civil Assistant

CIVIL PROCESS NO. 03-1177

Deed to Real Property/kma/10-11-04

Subscribed to and sworn to before me this
18th day of October, 2004.

Julia Benson
Notary Public in and for the state of
Washington, residing in Mount Vernon
My commission expires: 7-15-04



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