



200412140091

Skagit County Auditor

12/14/2004 Page

1 of

6 10:16AM

Return To:

Kathleen Anderson, Civil Assistant
Skagit County Sheriff's Office
600 South Third Street
Mount Vernon, WA 98273

Date: December 14, 2004

Skagit County Superior Court No: 02-2-01190-2

Document Title(s):

1. Order of Sale

Grantor(s) -- Last Name, First Name, Middle Initial (Defendant):

1. Leonard W. Halverson
2. Jeanne A. Halverson

Grantee(s) -- Last Name, First Name, Middle Initial (Plaintiff):

1. Skagit State Bank

Legal Description:

See legal description on page 1 and 2 of attached Order of Sale.

Ptn GOV lot 4, GOV lot 5 26-35-4

Assessor's Parcel/Tax ID Number:

P104582; P37680; P104578; P38388

SKAGIT COUNTY SUPERIOR COURT, STATE OF WASHINGTON

Skagit State Bank, a Washington Corporation,

Plaintiff(s),

vs.

Leonard W. Halverson and Jeanne A. Halverson, husband and wife, and the marital community composed thereof,

Defendant(s)

Cause No.: **02-2-01190-2**

**SHERIFF'S NOTICE OF EXECUTION
OF REAL PROPERTY**

Notice is hereby given that under and by virtue of an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, of which the annexed writ is a true copy, I have this day levied upon all the rights, title, claim and interest of Leonard W. Halverson and Jeanne A. Halverson, husband and wife, and the marital community composed thereof, defendants or either of them, of, in, and to the following described real estate, standing on the records of Skagit County in the names of: Leonard W. Halverson and Jeanne A. Halverson, husband and wife, and the marital community composed thereof, and particularly described as follows:

1st Cause of Action

Tax Parcel No. 350426-0-011-0200, P104582;
 350426-0-011-0101, P37680

PARCEL "A":

That portion of Government Lot 4, lying South of a slough of the Skagit River as delineated on that certain map compiled in the Surveyor General's office and approved July 16, 1873; and Government Lot 5, all in Section 26, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that portion of the channel of the Skagit River as delineated on that certain Map compiled in the Surveyor General's office and approved July 16, 1873 as quieted in Simpson Properties, Inc., in Skagit County Superior Court Cause No. 86-2-00430-3, which lies adjacent to Government Lots 4 and 5 Section 26, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for road right-of-way as more fully described in that certain "Agreement for Easement and Release of Easements" recorded April 20, 1970 under Auditor's File No. 738078, and corrected easement for right of way, recorded December 13, 1963, under Auditor's File No. 644301, and for road right of way, over and across any portion of grantors adjacent property where existing road now crosses.

Situate in the County of Skagit, State of Washington.



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2nd Cause of Action

Tax Parcel No. 350435-2-001-0100, P104578;
350435-2-001-0009, P38388

PARCEL "A":

That portion of the North ½ of Section 35, Township 35 North, Range 4 East, W.M., lying North of the South line of "Parcel 2-A", as described in that certain Stipulation of the Parties and Judgment filed in Skagit County Superior Court Cause No. 86-2-00430-3,

EXCEPT Government Lots 3 and 4 and any portion thereof lying within the Easterly 1,323 feet of said Section 35,

AND EXCEPT that portion, if any, lying within Government Lot 5, Section 35, as conveyed to Marjorie A. Brown, by deeds recorded August 15, 1977, under Auditor's File Nos. 862615 and 862616, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for road right of way as more fully described in that certain "Agreement for Easement and Release of Easements" recorded April 20, 1970, under Auditor's File No. 738078, and corrected easement for right of way, recorded December 13, 1963, under Auditor's File No. 644301, and for road right of way, over and across any portion of grantors adjacent property where road now crosses.

Situate in the County of Skagit, State of Washington.

Given under my hand this 14th day of December, 2004.

RICK GRIMSTEAD, SHERIFF
SKAGIT COUNTY, WASHINGTON

By:

Kathleen M. Anderson

Kathleen M. Anderson
Civil Assistant

CP04-2830



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Skagit County Auditor

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MADE COUNTY CLERK
SKAGIT COUNTY, WA
2004 DEC -2 PM 2:10

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IN THE SUPERIOR COURT, STATE OF WASHINGTON IN SKAGIT COUNTY

SKAGIT STATE BANK, a)
Washington Corporation,)
)
Plaintiff,)
)
vs.)
)
LEONARD W. HALVERSON and)
JEANNE A. HALVERSON, husband)
and wife, and the marital)
community composed thereof,)
)
Defendants.)

NO. 02-2-01190-2

ORDER OF SALE

RECEIVED
04 DEC -2 PM 2:23
NICK DRINGSTEAD, SHERIFF

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come before the undersigned Judge in the above-entitled Court on the 28th day of September, 2004, and the Court having entered a Judgment and Decree of Foreclosure directing that the subject property be sold, now, therefore,

IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County, Washington, sell, in the manner provided by law, the following described real property:

1st Cause of Action

Tax Parcel No. 350426-0-011-0200, P104582;
350426-0-011-0101, P37680

PARCEL "A":

That portion of Government Lot 4, lying South of a slough of the Skagit River as delineated on that certain map compiled in the Surveyor General's office and approved July 16, 1873; and Government Lot 5, al 35 North, Range 4 East, W.M.


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1 TOGETHER WITH that portion of the channel of the Skagit
2 River as delineated on that certain Map compiled in the
3 Surveyor General's office and approved July 16, 1873 as
4 quieted in Simpson Properties, Inc., in Skagit County
Superior Court Cause No. 86-2-00430-3, which lies adjacent
to Government Lots 4 and 5 Section 26, Township 35 North,
Range 4 East, W.M.

5 Situate in the County of Skagit, State of Washington.

6 PARCEL "B":

7 TOGETHER WITH a non-exclusive easement for road right-of-
8 way as more fully described in that certain "Agreement for
9 Easement and Release of Easements" recorded April 20, 1970
under Auditor's File No. 738078, and corrected easement for
10 right of way, recorded December 13, 1963, under Auditor's
11 File No. 644301, and for road right of way, over and across
12 any portion of grantors adjacent property where existing
road now crosses.

13 Situate in the County of Skagit, State of Washington.

14 2nd Cause of Action

15 Tax Parcel No. 350435-2-001-0100, P104578;
16 350435-2-001-0009, P38388

17 PARCEL "A":

18 That portion of the North ½ of Section 35, Township 35 North,
19 Range 4 East, W.M., lying North of the South line of "Parcel
20 2-A", as described in that certain Stipulation of the Parties
and Judgment filed in Skagit County Superior Court Cause No.
86-2-00430-3,

21 EXCEPT Government Lots 3 and 4 and any portion thereof lying
22 within the Easterly 1,323 feet of said Section 35,

23 AND EXCEPT that portion, if any, lying within Government Lot
24 5, Section 35, as conveyed to Marjorie A. Brown, by deeds
25 recorded August 15, 1977, under Auditor's File Nos. 862615
26 and 862616, records of Skagit County, Washington

27 Situate in the County of Skagit, State of Washington.

28 PARCEL "B":

TOGETHER WITH a non-exclusive easement for road right of way
as more fully described in that certain "Agreement for
Easement and Release of Easements" recorded April 20, 1970,
under Auditor's File No. 738078, and corrected easement for
right of way, recorded December 13, 1963, under Auditor's File
No. 644301, and for road right of way, over and across any
portion of grantors adjacent property where road now crosses.

Situate in the County of Skagit, State of Washington.



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and,

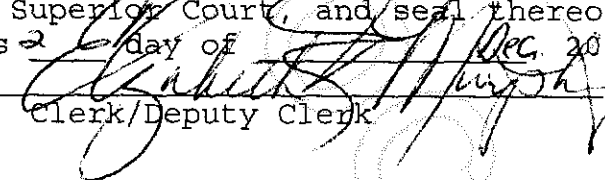
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from the said property described hereinabove be applied to the payment of judgment interest, attorney's fees, costs and increase costs of sale and interest and,

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if any deficiencies remain after application of the proceeds of such sale, execution shall be issued for said deficiencies against DEFENDANTS, LEONARD W. HALVERSON and JEANNE A. HALVERSON, husband and wife, and enforced against any other property of theirs not exempt from execution.

DATED this 2nd day of December, 2004.

WITNESS


The Honorable Judge/Commissioner of the Superior Court, and seal thereof this 2 day of Dec. 2004.

By 
Clerk/Deputy Clerk



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Skagit County Auditor

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