



200504260001

Skagit County Auditor

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AFTER RECORDING RETURN TO:

WILLIAM ALLEN

PO Box 437

SEASIDE WOODLEY WA 96284

## COVER SHEET

**Document Title:** Assignment of Certificate of Sale

**Reference Number(s) of Documents Assigned or Released:** N/A

**Grantor(s):** Skagit State Bank,

**Grantee(s):** Houser, Mark  
Houser, Ray

**Abbreviated Legal Description:**

Ptn Govt Lot 4, Govt Lot 5, Sec. 26, T35N, R4E, WM

Ptn N ½ of Sec. 35, T35N, R4E, WM

**Assessor's Property Tax Parcel/Account Number(s):**

350426-0-011-0200/ P104582

350426-0-011-0101/ P34680

350435-2-001-0100/ P104578

350435-2-001-0100/ P38388

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IN THE SUPERIOR COURT, STATE OF WASHINGTON IN SKAGIT COUNTY

SKAGIT STATE BANK, a )  
Washington Corporation, )  
Plaintiff, )

NO. 02-2-01190-2

vs. )


ASSIGNMENT

LEONARD W. HALVERSON and )  
JEANNE A. HALVERSON, husband )  
and wife, and the marital )  
community composed thereof, )  
Defendants. )

THE UNDERSIGNED, as Assignor, for valuable consideration, receipt of which is hereby acknowledged, hereby assigns, transfers and sells to MARK R. HOUSER AND RAY E. HOUSER all of its right, title and interest acquired pursuant to and represented by that certain Sheriff's Certificate of Sale dated January 28, 2005, (in Skagit County Cause No. 02-2-01190-2), a copy of which is attached and incorporated herewith by reference; giving and granting, without recourse, specifically but not limited to, all of the Assignor's full right and authority to claim title to and ownership of the real property designated therein, subject to such rights of redemption as may exist relative thereto; Assignor hereby unconditionally delivers to Assignee the original Sheriff's Certificate of Sale for the purposes stated hereinabove.

DATED this 22 day of April, 2005.

SKAGIT STATE BANK

  
By: GARY McCall  
Its: VICE PRESIDENT



200504260001  
Skagit County Auditor

MARTIN R. LIND  
ATTORNEY AT LAW  
127 EAST FAIRHAVEN  
BURLINGTON, WASHINGTON 98233  
TELEPHONE (360) 755-9631

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SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
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**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 CERTIFICATE OF SALE  
REAL PROPERTY**

**DUPLICATE ORIGINAL**

**ORIGINAL**

I, Rick Grimstead, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Order of Sale entered in the Superior Court of said County and State on the 2nd day of December 2005, in an action wherein Skagit State Bank, a Washington Corporation is plaintiff and Leonard W. Halverson and Jeanne A. Halverson, husband and wife, and the marital community composed thereof, are defendants.

Said order of sale having been duly certified and together with a Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or as much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$139,688.11 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale and on the 28th day of January 2005, at 10:30 A.M., at the lobby of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit: To Skagit State Bank, a Washington Corporation, who made the highest and best bid therefore of \$139,700.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:



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1<sup>st</sup> 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.

2<sup>nd</sup> 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.



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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.

And I do further certify that the said real property was sold in one lot and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in one year as provided by law.

Given under my hand this 28th day of January 2005.

RICK GRIMSTEAD, SHERIFF  
SKAGIT COUNTY, WASHINGTON

By: Kathleen M. Anderson

Kathleen M. Anderson  
Civil Assistant



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