

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273



200508220183

Skagit County Auditor

8/22/2005 Page

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4 1:01PM

Grantor: Skagit County Sheriff

Grantees: Terry W. Minor

Legal Description: SW ¼ Sec. 1 & SE ¼ Sec. 2, T. 34N, R. 3 EWM

Additional Legal Description Located on Page 2 of Document

Assessor's Property Tax Parcel or Account No.: P20935

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Sheriff's Certificate of Sale

SKAGIT COUNTY SUPERIOR COURT, STATE OF WASHINGTON

SKAGIT STATE BANK, a Washington Corporation,

Plaintiff,

vs.

**RALEIGH D. GOOD, a single man;
WARREN RAYMOND GOOD and VIOLA M. GOOD, husband and wife, and the marital community composed thereof;
SKAGIT COUNTY, a Municipal Corporation of the State of Washington;
UNITED STATES OF AMERICA, acting through the Internal Revenue Service;
ALLIANCEONE RECEIVABLES MANAGEMENT, INC., a Delaware Corporation,**

Defendants.

Cause No.: 04-2-01823-7

**SHERIFF'S CERTIFICATE OF SALE
REAL PROPERTY**

ORIGINAL

I, Rick Grimstead, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 4th day of March 2005, in an action wherein SKAGIT STATE BANK, a Washington Corporation, is plaintiff and RALEIGH D. GOOD, a single man; WARREN RAYMOND GOOD and VIOLA M. GOOD, husband and wife, and the marital community composed thereof; SKAGIT COUNTY, a Municipal Corporation of the State of Washington; UNITED STATES OF AMERICA, acting through the Internal Revenue Service; ALLIANCEONE RECEIVABLES MANAGEMENT, INC., a Delaware Corporation, are defendants.

Said order of sale having been duly certified and together with an Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$240,964.77 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale and on the 17th day of June 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

05-0503 - Good - Certificate of Sale.doc



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to the highest bidder, to wit: To Terry W. Minor who made the highest and best bid therefore of \$245,000.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:

Tax No. 340301-0-014-0000, P20935

A tract of land in the Southwest 1/4 of Section 1 and in the Southeast 1/4 of Section 2, all in Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a 2 inch iron pipe at the intersection of the line between Sections 1 and 2 and the Northerly right-of-way of the Great Northern Railroad, which point is North 00°47'30" West 664.32 feet of said Section line from the Section corner common to Sections 1, 2, 11 and 12; thence North 63°32'30" East 1825.47 feet on said Northerly right-of-way line to a 2 inch iron pipe; thence North 00°51'00" West 307.2 feet on the West line of the United States Farm Security Administration Unit No. 19 to a 2 inch iron pipe; thence South 89°19'30" West 1645.06 feet on the South line of the United States Farm Security Administration Unit No. 20 to a 2 inch iron pipe on the line between Sections 1 and 2; thence South 89°15'30" West 1329.64 feet on said South line of United States Farm Security Administration Unit No. 20 which point is witnessed by a 2 inch iron pipe set North 89°15'30" East 18.14 feet; thence South 00°46'30" East 442.32 feet on the line through the center of the Southeast 1/4 of Section 2 and along the Harvey Smith Road to the center of the Harvey Smith Road; thence along the center of the Harvey Smith Road as follows:

South 15°50'30" East 24.66 feet;
South 25°23'00" East 53.86 feet;
South 28°41' East 666.75 feet to a point witnessed by a 2 inch iron pipe set South 89°16'00" East 25.00 feet;
thence South 89°16'00" East 988.93 feet to a 2 inch iron pipe on line between Sections 1 and 2;
thence South 00°47'30" East 5.83 feet to the point of beginning,

EXCEPT right-of-way for Drainage District No. 19;

AND ALSO EXCEPT County road formerly known as the Harvey Smith Road and now commonly known as the Avon-Allen Road.

Situate in the County of Skagit, State of Washington.

Also commonly known as 12779 Avon Allen Rd, Burlington WA 98233.



And I do further certify that the said real property was sold in one parcel 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 17th day of June 2005.

RICK GRIMSTEAD, SHERIFF
SKAGIT COUNTY, WASHINGTON

By:

Kathleen M. Anderson
Kathleen M. Anderson
Civil Assistant

I certify that I know or have satisfactory evidence that Kathleen M. Anderson is the person who appeared before me and said person acknowledged that she signed this Instrument as the Civil Assistant to Rick Grimstead, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 17th day of June 2005.

Julia Benson

Julia Benson, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon.
My commission expires January 15, 2006.

