



200601250118

Skagit County Auditor

1/25/2006 Page

1 of

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117781-SE
LAND TITLE OF SKAGIT COUNTY

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

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.

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

CERTIFICATE OF REDEMPTION OF REAL ESTATE

P104582 + P37680
GL4x5 26-35-4

I, RICK GRIMSTEAD, Sheriff of the aforesaid County, State of Washington, do hereby certify that the real property hereinafter described, was on the 28th day of January, 2005, by virtue of and pursuant to an Order of Sale, sold at public auction to Skagit State Bank for the sum of \$139,700.00 Dollars. Skagit State Bank being the highest bidder and that sum the highest sum bid therefore; and

Thereafter, Skagit State Bank did assign all its right, title and interest acquired pursuant to and represented by the Sheriff's Certificate of Sale herein dated January 28, 2005 to Mark E. Houser and Ray E. Houser, as more fully described in that certain "Assignment of Certificate of Sale" recorded April 26, 2005 under Skagit County Auditor's File No. 200504260001;

And whereas on the 11th day of January, 2006, Leonard W. Halverson and Jeanne A. Halverson, husband and wife, have produced to me their right to redeem said premises from the effect of said sale and assignment by virtue thereof, and has paid to me the sum of \$156,266.98, that being the amount for which said premises were legally sold as aforesaid including twelve per cent per annum thereon, up to the time of redemption, together with the costs of redemption, and the amount of all taxes and assessments paid by the purchaser and/or its assignees on said property, after said purchase and lawful interest thereon;

That thereupon I received said sum of money so tendered and paid as aforesaid, and have granted and executed to the said Leonard W. Halverson and Jeanne A. Halverson, husband and wife, this my certificate of redemption of said property, in conformity with the statute in such cases made and provided. The premises so redeemed, or intended to be redeemed,

are situated in Skagit County, State of Washington, bounded and described as follows, to-wit:

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.

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,



UNRECORDED

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.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 25th day of January, 2005.

Rick Grimstead, Sheriff

By: Kathleen M. Anderson

Kathleen Anderson, Civil Assistant
Skagit County Sheriff's Office
600 South Third Street, Room 100
Mount Vernon, WA 98273
(360) 336-9450

