



201102250043

Skagit County Auditor

2/25/2011 Page

1 of

2 10:37AM

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**CITIFINANCIAL, INC.,**

Plaintiff,

vs.

**WILLIAM L. HAMILTON; ALL HEIRS AND
DEVISEES OF WILLIAM L. HAMILTON;
UNKNOWN PARTIES IN POSSESSION;
UNKNOWN PARTIES CLAIMING A RIGHT TO
POSSESSION; and UNKNOWN, OCCUPANTS,**

Defendants.

Cause No.: **08-2-02170-2****SHERIFF'S DEED
TO REAL PROPERTY****ORIGINAL**

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that a WRIT OF EXECUTION IN FORECLOSURE did issue out of the Superior Court of SKAGIT County, Washington, on November 16, 2009, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 18, 2009, in favor of CITIFINANCIAL, INC., for the sum of two hundred seventy-one thousand, five hundred twenty-four dollars and ninety-three cents (\$271,524.93).

The WRIT OF EXECUTION IN FORECLOSURE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on November 18, 2009, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the WRIT OF EXECUTION IN FORECLOSURE.

The Sheriff did, in obedience to the WRIT OF EXECUTION IN FORECLOSURE, levy upon the real property described below, and on January 29, 2010, sold the real property at public auction, for cash in hand, at the front door of the Skagit County Courthouse, 205 W. Kincaid, Mount Vernon, Skagit County, Washington, at 10:30 AM, after having first given notice of the time and place of the sale according to law.

At the sale, the premises were sold to CLAUS BROTHERS, LLC ("Purchaser"), the highest and best bidder, for the sum of one hundred eight thousand, six hundred eight-six dollars and fifty-seven cents (\$108,686.57). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on March 8, 2010, the above entitled court in it's order made and duly entered, confirmed said sale.

Any further possible redemption of the real estate, as of this date, has expired.

09-0967 - Hamilton - Sheriff's Deed.doc

P66240

Lt 5 kallstroms view moor

523
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAXPage 2 of 2
FEB 25 2011Amount Paid \$0
By Skagit Co. Treasurer
mum Deputy

Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the WRIT OF EXECUTION IN FORECLOSURE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm CLAUS BROTHERS, LLC as the purchaser at said sale, or his successor in interest, or as a redemptioner so hereto entitled, and to his heirs, successors, and assigns forever the real estate described below.

Assessor's Parcel/Tax ID Number: P66240 / 3934-000-005-0000

LOT 5 KALLSTROM'S VIEW MOOR, PLAT, SKAGIT COUNTY, WASHINGTON, AS PER PLAT
RECORDED IN VOLUME 8 OF PLATS, RECORDS OF SKAGIT COUNTY
APN: P66240

Also commonly known as 18744 Best Rd., Mount Vernon, Skagit County, Washington
98273.

Given under my hand this 17th day of February 2011.

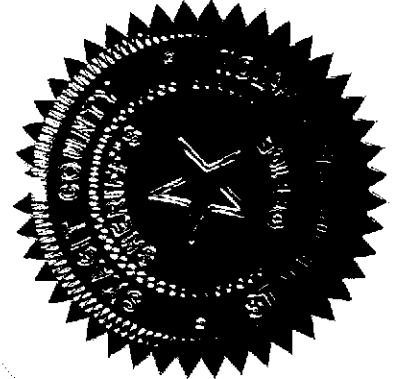


Will Reichardt
Sheriff of Skagit County, State of Washington
600 South 3rd Street
Mount Vernon WA 98273

STATE OF WASHINGTON

ss.

County of Skagit

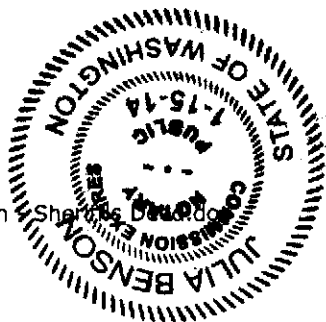


Before me the undersigned, Julia Benson, on this 17th day of February, 2011, personally appeared Will Reichardt, Sheriff of the County of Skagit, State of Washington, personally known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes, in the capacity therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above mentioned.



Julia Benson, NOTARY PUBLIC in and for the
State of Washington, residing in Mount Vernon.
My commission expires January 15, 2014.



09-0967 - Hamilton Sheriff's Department



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