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Skagit County Auditor

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SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**U.S. BANK NATIONAL ASSOCIATION ND,**

Plaintiff,

vs.

**DONALD KIRK HOY AND JANE DOE HOY;
JPMORGAN CHASE BANK FKA WASHINGTON
MUTUAL BANK; AND JOHN AND JANE DOES,
OCCUPANTS OF THE PREMISES,**

Defendants.

Cause No.: **09-2-02033-0****SHERIFF'S DEED
TO REAL PROPERTY****ORIGINAL**

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that an Order of Sale did issue out of the Superior Court of SKAGIT County, Washington, on August 24, 2010, upon a judgment rendered in Superior Court of SKAGIT County, Washington on July 21, 2010, in favor of U.S. Bank National Association ND, for the sum of three hundred fifty-two thousand, two hundred seventy-four dollars and thirty-six cents (\$352,274.36).

The Order of Sale, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on September 7, 2010, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the Order of Sale.

The Sheriff did, in obedience to the Order of Sale, levy upon the real property described below, and on November 5, 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 forty-four thousand and one dollar (\$144,001.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on December 3, 2010, the above entitled court in it's order made and duly entered, confirmed said sale.

LT1, SP #04-0479 PARCEL #'s 43065 AND 43029

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

Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the Order of Sale, 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: P43065 & P43029 / 350720-2-004-0000 & 350719-1-001-0008

LOT 1, SHORT PLAT #PL-04-0479, APPROVED AUGUST 11, 2004, RECORDED ON AUGUST 11, 2004, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200408110097; BEING A PORTION OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 37227 South Skagit Highway, Sedro-Woolley, WA 98284.

Given under my hand this 8th day of November, 2011.

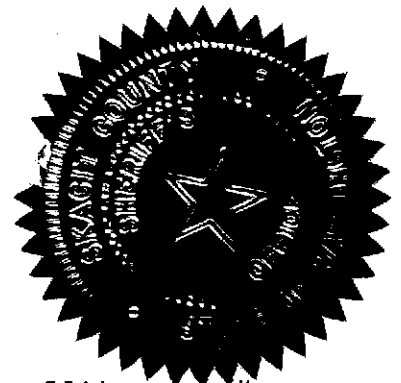


Will Reichardt
Sheriff of Skagit County, State of Washington
600 South 3rd Street
Mount Vernon WA 98273

STATE OF WASHINGTON

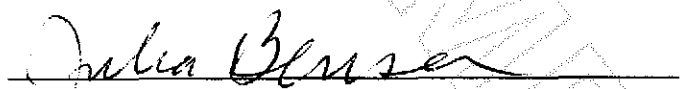
ss.

County of Skagit



Before me the undersigned, Julia Benson, on this 8th day of November, 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.

