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Skagit County Auditor

8/21/2012 Page 1 of 2 1:16PM

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**

**THE CITY OF SEDRO-WOOLLEY, a Washington  
municipal corporation,**

Plaintiff,

vs.

**LAVERNE HOWARD, as Successor to WYMAN  
FRITSCH, Deceased,**

Defendant.

Cause No.: **09-2-02373-8**

**SHERIFF'S DEED  
TO REAL PROPERTY**

**ORIGINAL**

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that an Alias Amended Order of Sale did issue out of the Superior Court of Skagit County, Washington, on June 22, 2011, upon a judgment rendered in Superior Court of Skagit County, Washington on March 14, 2011, in favor of City Of Sedro-Woolley, for the sum of sixteen thousand, ninety-nine dollars and twenty cents (\$16,099.20).

The Alias Amended Order Of Sale, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on June 22, 2011, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the Alias Amended Order Of Sale.

The Sheriff did, in obedience to the Alias Amended Order Of Sale, levy upon the real property described below, and on August 12, 2011, 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 fifty thousand dollars and no cents (\$50,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on September 9, 2011, 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.

Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the Alias Amended 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: P77095 / 4171-001-018-0417, and  
P77093 / 4171-001-018-0318

**Parcel A:**

The East 50 feet of the West 100 feet of the South 140 feet, less the South 20 feet, of Plat 1, Tract 18 of Sedro Woolley Home Acreage, per the plat thereof recorded in the Office of the Auditor for Skagit County, Wash.

**Parcel B:**

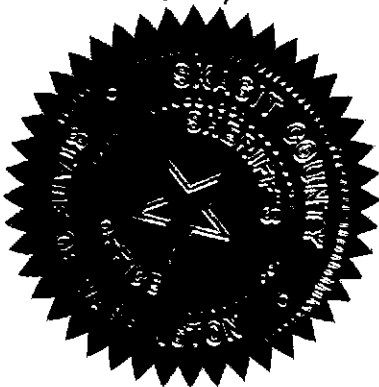
The West 78 feet of the North 170 feet of the West 50 feet of the South 140 feet, of Plat 1, Tract 18 of Sedro Woolley Home Acreage, per the plat thereof recorded in the Office of the Auditor for Skagit County, Wash.

**Parcel C:**

The West 22 feet of the East 78 feet of the North 170 feet of Plat 1, Tract 18 of Sedro Woolley Home Acreage, per the plat thereof recorded in the Office of the Auditor for Skagit County, Wash.

Also commonly known as 832 Ferry St, Sedro-Woolley, WA 98284.

Given under my hand this 17th day of August 2012.



**STATE OF WASHINGTON**

County of Skagit

SS.

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122550

AUG 21 2012

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

Before me the undersigned, Julia Benson, on this 17th day of August, 2012, 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.

