



201402120058

Skagit County Auditor

\$74.00

2/12/2014 Page

1 of

3 2:28PM

**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.S.  
13555 SE 36<sup>TH</sup> ST., SUITE 200  
BELLEVUE, WA 98006  
Ref: 43866

**Document Title:**

Sheriff's Deed

**Reference Number(s) of Documents referenced in Litigation:**

Deed of Trust Recording No. 200212270109

**Grantor:**

Skagit County Sheriff

**Grantee:**

CitiMortgage, Inc.

**Legal Description as follows:**

Lot 2, Plat of Burlington Meadows, according to the Plat thereof, recorded in Volume 14 of Plats, Pages 135 and 136, Records of Skagit County, Washington. Situate in Skagit County, Washington.

**Assessor's Property Tax Parcel/Account Number:**

4537-000-002-0002  
P84021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014442

FEB 12 2014

Amount Paid \$0  
Skagit Co. Treasurer  
By *MM* Deputy

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

CITIMORTGAGE, INC., its successors in  
interest and/or assigns,

Plaintiff,

vs.

UNKNOWN HEIRS OF STEVEN L. SITKO AND  
TERESA L. SITKO; HAYLAN MCBRIDE; TYLER  
MCBRIDE; BRANDON SITKO; SHANNON  
COLBURN; WASHINGTON STATE  
DEPARTMENT OF SOCIAL AND HEALTH  
SERVICES; Occupants of the Premises; and  
any persons or parties claiming to have any  
right, title, estate, lien or interest in the real  
property described in the complaint,

Defendants.

Cause No.: 11-2-01488-9

SHERIFF'S DEED  
TO REAL PROPERTY

ORIGINAL

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that a Writ for Order of Sale did issue out of the Superior Court of SKAGIT County, Washington, on 14th day of March 2013, upon a judgment rendered in Superior Court of SKAGIT County, Washington on 27th day of September 2012, in favor of CITIMORTGAGE, INC., for the sum of one hundred thirty-eight thousand, two hundred eighty two dollars and thirty-five cents (\$138,282.35).

The Writ for Order of Sale, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on the 18th day of March 2013, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the Amended Judgment and Decree of Foreclosure.

The Sheriff did, in obedience to the Amended Judgment and Decree of Foreclosure, levy upon the real property described below, and on 17th day of May 2013, 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 CITIMORTGAGE, INC., ("Purchaser"), the highest and best bidder, for the sum of one hundred fifty-one thousand, two hundred five dollars and twenty-eight cents (\$151,205.28). The Sheriff thereupon delivered to said purchaser a



201402120058

Certificate of Sale as required by law and on 11th day of June 2013, 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 Writ for 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 CITIMORTGAGE, INC., 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:

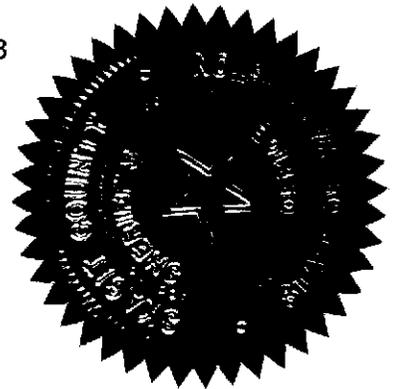
Assessor's Parcel/Tax ID Number: P84021 / 4537-000-002-0002

LOT 2, PLAT OF BURLINGTON MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 135 AND 136, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1203 BRADLEY COURT, BURLINGTON, WA 98233.

Given under my hand this 29th day of January, 2014.

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



STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Michele Long, on this 29th day of January, 2014, 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.



Michele L. Long, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires October 6, 2017.

13-0211 - Sitko - Deed



201402120058

Skagit County Auditor

\$74.00

2/12/2014 Page

3 of

3 2:28PM