

UNOFFICIAL DOCUMENT



201504070055

**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.S.  
13555 SE 36<sup>TH</sup> STREET, SUITE 300  
BELLEVUE, WA 98006  
Ref: 44135

Skagit County Auditor

\$75.00

4/7/2015 Page

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4 11:00AM

**Document Title:**  
Certificate of Sale

**Reference Number of Document referenced in Litigation:**  
Deed of Trust Recording No. 200711080078

**Grantor:**  
Skagit County Sheriff

**Grantee:**  
OneWest Bank, FSB

**Legal Description as follows:**

P33110

PARCEL "A":

THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 911 FEET EAST AND 166.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE EAST 60 FEET; THENCE SOUTH TO THE CENTERLINE OF ALLEY EXTENDED WEST FROM BLOCK 13, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG SAID CENTERLINE TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 971 FEET EAST AND 166.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH TO THE SOUTH LINE OF THIRTY-SEVENTH STREET; THENCE WEST 60 FEET; THENCE SOUTH TO A POINT 166.8 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE EAST 60 FEET TO THE POINT OF BEGINNING.

**Assessor's Property Tax Parcel/Account Number(s):**  
P33110 AND 350230-0-144-0016

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

**ONEWEST BANK, FSB, its successors in  
interest and/or assigns,**

Plaintiff,

vs.

**UNKNOWN HEIRS AND DEVISEES OF  
SHIRLEY M. MOE; REBECCA DUNFORD;  
UNITED STATES OF AMERICA, SECRETARY  
OF HOUSING AND URBAN DEVELOPMENT;  
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.: **12-2-01405-4**

**SHERIFF'S CERTIFICATE OF SALE OF  
REAL PROPERTY**

**ORIGINAL**

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Writ for Order of Sale entered in the Superior Court of said County and State on the 24th day of November 2014, in an action wherein ONEWEST BANK, FSB is plaintiff and UNKNOWN HEIRS AND DEVISEES OF SHIRLEY M. MOE, et. al are defendants.

Said order of sale having been duly certified and together with a Writ for Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$285,751.62 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 20th day of February 2014, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

ONEWEST BANK, FSB  
ICO ROUTH CRABTREE OLSEN, PS  
13555 SE 36TH ST; STE 300  
BELLEVUE, WA 98006

Who made the highest and best bid therefore of \$265,000.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:

14-0989 - Moe - Certificate of Sale

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Assessor's Parcel/Tax ID Number: P33110 / 350230-0-144-0016

PARCEL "A":

THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 911 FEET EAST AND 166.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE EAST 60 FEET; THENCE SOUTH TO THE CENTERLINE OF ALLEY EXTENDED WEST FROM BLOCK 13, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG SAID CENTERLINE TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 971 FEET EAST AND 166.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH TO THE SOUTH LINE OF THIRTY-SEVENTH STREET; THENCE WEST 60 FEET; THENCE SOUTH TO A POINT 166.8 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE EAST 60 FEET TO THE POINT OF BEGINNING.

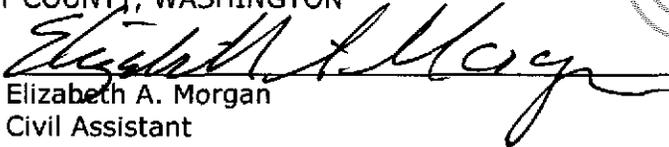
Also commonly known as 807 37TH STREET, ANACORTES, WA 98221.

And I do further certify that the said real property was sold in one lot and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is not subject to redemption as provided by law.

Given under my hand this 20th day of February 2015.

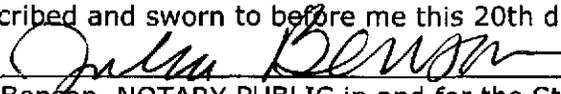
WILL REICHARDT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

By:

  
Elizabeth A. Morgan  
Civil Assistant

I certify that I know or have satisfactory evidence that Elizabeth A. Morgan is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Will Reichardt, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 20th day of February 2015.

  
Julia Benson, NOTARY PUBLIC in and for the State of Washington,  
residing in Mount Vernon. My commission expires January 15, 2018.

