

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLC
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273



Skagit County Auditor
9/30/2015 Page

1 of

\$75.00

4 11:04AM

Reference Nos. 201507280051 (Release of Lis Pendens)
 201405270087 (Sheriff's Levy – Notice of Execution Upon
 Real Property)
 201306030031 (Lis Pendens)
 200609220197 (Deed of Trust)

Document Title: SHERIFF'S DEED TO REAL PROPERTY

Grantor: WILL REICHARDT, SHERIFF OF
 SKAGIT COUNTY, WASHINGTON

Grantees: SKAGIT BANK, a state-chartered commercial bank

Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)

Abbreviated Legal: Ptn SW ¼ SW ¼, 17-34-4E W.M.

Additional Legal on page(s): Page 2 of attached Sheriff's Deed to Real Property

Assessor's Tax Parcel No.: P25569 / 340417-0-036-0005

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

SKAGIT STATE BANK, a state-chartered commercial bank,

Plaintiff,

vs.

JOHN F. ZIMMERMANN and DEBRA A. ZIMMERMANN, husband and wife, individually, and the marital community of them composed; 2-JAY'S 1109, LLC, a Washington Limited Liability Company; JAMES WIBBELMANN and JANE DOE WIBBELMANN, husband and wife, individually, and the marital community of them composed; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT,

Defendants.

Cause No.: **13-2-00930-0**

**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 May 20, 2014, upon a judgment rendered in Superior Court of SKAGIT County, Washington on February 6, 2014, in favor of SKAGIT BANK, for the sum of one hundred eighty-four thousand, seven hundred ninety dollars and eighty-three cents (\$184,790.83).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on May 23, 2014, 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 July 18, 2014, 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 SKAGIT BANK ("Purchaser"), the highest and best bidder, for the sum of one hundred fifty thousand dollars (\$150,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on August 29, 2014, 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 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 SKAGIT BANK 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: P25569 / 340417-0-036-0005

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 728.36 feet North of the Southeast corner of said subdivision;

Thence West 109.84 feet;

Thence North 75 feet, more or less, to the South line of that certain tract of land as conveyed to William J. Monk and Marie A. Monk, husband and wife, by instrument recorded February 28, 1968, under Auditor's File No. 710764;

Thence East 109.84 feet, more or less, to the East line of said subdivision;

Thence Southerly along the East line of said subdivision, 75 feet, more or less, to the point of beginning,

EXCEPT the East 25 feet thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Also commonly known as 1111 N 9th St, Mount Vernon, WA 98273.

Given under my hand this 9th day of September 2015.



Will Reichardt

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153966
SEP 30 2015

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

STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Julia Benson, on this 9th day of September 2015, 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

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