



201512300041

Skagit County Auditor

\$75.00

12/30/2015 Page

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3 1:32PM

**Return Address:**

McCarthy &amp; Holthus, LLP

Attn: Joseph T. McCormick III, WSBA No. 48883

108 1st Avenue South, Ste. 300

Seattle, WA 98104

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)1. Sheriff's Certificate of Sale of Real Property**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)1. Will Reichardt, Sheriff of Skagit County, WA

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)1. Wells Fargo Bank, NA

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 5, BLOCK "J" CAPE HORN ON THE SKAGIT DIVISION NO.2" ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 14 TO 19, INCLUSIVE,  
RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY,  
WASHINGTON. TOGETHER WITH A 1994 FLEETWOOD, GREENHILL MANUFACTURED  
HOME. SERIAL #ORFLR48AB7887GH

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**☐ Assessor Tax # not yet assignedP63320

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010.  
I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

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

**WELLS FARGO BANK, NA,**

Plaintiff,

vs.

**ESTATE OF FRANK L. ABBOTT; MARGUERITE ABBOTT; CAPE HORN MAINTENANCE COMPANY; ANGIE SHERMAN; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF FRANK L. ABBOTT; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; AND ALSO, ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN,**

Defendants.

Cause No.: **13-2-01463-0**

**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 Judgment of Foreclosure entered in the Superior Court of said County and State on the 22nd day of July 2014, in an action wherein WELLS FARGO BANK, NA, is plaintiff and ESTATE OF FRANK L. ABBOTT; MARGUERITE ABBOTT; CAPE HORN MAINTENANCE COMPANY; ANGIE SHERMAN; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF FRANK L. ABBOTT; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; AND ALSO, ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN are defendants.

Said order of sale having been duly certified and together with an 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 \$95,936.29 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 22nd day of May 2015, 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:

WELLS FARGO BANK, NA,  
C/O McCarthy & Holthus, LLP  
108 1st Avenue South, Ste. 300  
Seattle, WA 98104

Who made the highest and best bid therefore of \$38,800.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:

Assessor's Parcel/Tax ID Number: P63320 / 3869-010-005-0008

LOT 5, BLOCK "J" CAPE HORN ON THE SKAGIT DIVISION NO.2" ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 14 TO 19, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON. TOGETHER WITH A 1994 FLEETWOOD, GREENHILL MANUFACTURED HOME. SERIAL #ORFLR48AB7887GH

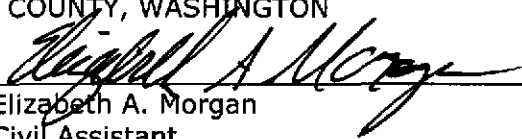
Also commonly known as 41938 S SHORE DRIVE, CONCRETE, WA [98237] 98284 .

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 subject to redemption in 12 months as provided by law.

Given under my hand this 22nd day of May 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 22nd day of May 2015.

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

