



201602010150

Skagit County Auditor

\$76.00

2/1/2016 Page

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4 2:04PM

**Return Address:**

McCarthy & Holthus, LLP  
Attn: Christopher Luhrs, WSBA No. 43175  
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. 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, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR STEARNS ASSET  
BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING TRUST 2006-AR1, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2006-AR1

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

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

Legal Description within the Certificate of Sale Plat N 1/2 NE 1/2 NE 1/4 SE 1/4  
S22 T35N R1E

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

**Assessor's Property Tax Parcel/Account Number**350122-4-003-0100☐ Assessor Tax # not yet assigned

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, NATIONAL  
ASSOCIATION AS TRUSTEE FOR BEAR  
STEARNS ASSET BACKED SECURITIES I,  
LLC, GREEN POINT MORTGAGE FUNDING  
TRUST 2006-AR1, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-  
AR1,**

Plaintiff,

vs.

**ESTATE OF DANIEL M. STRAUB; LINDA M.  
STRAUB; WEST COAST ADJUSTORS (C.N.  
COLLECTIONS, INC.); DEUTSCHE BANK  
NATIONAL TRUST COMPANY AS  
INDENTURE TRUSTEE FOR  
CERTIFICATEHOLDERS OF GSR TRUST  
2005-HEL-1, MORTGAGE-BACKED NOTES,  
SERIES 2005-HEL1; UNKNOWN HEIRS,  
SPOUSE, LEGATEES AND DEVISEES OF THE  
ESTATE OF DANIEL M. STRAUB; 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.: 13-2-00664-5

**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 25th day of March 2014, in an action wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I, LLC, GREEN POINT MORTGAGE FUNDING TRUST 2006-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1 is plaintiff and ESTATE OF DANIEL M.

STRAUB; LINDA M. STRAUB; WEST COAST ADJUSTORS (C.N. COLLECTIONS, INC.); DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE FOR CERTIFICATEHOLDERS OF GSR TRUST 2005-HEL-1, MORTGAGE-BACKED NOTES, SERIES 2005-HEL1; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF DANIEL M. STRAUB; 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 \$227,013.98 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 3rd day of April 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  
c/o McCarthy & Holthus LLP  
108 1st Ave S, #300  
Seattle, WA 98104

Who made the highest and best bid therefore of \$131,665.00 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: P31679 / 350122-4-003-0100

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 1 East, W.M, described as follows:  
Commencing at the East 1/4 corner of said Section 22; thence South 89 degrees 56'30" West along the North line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 22, 603.94 feet to the intersection with the Southeasterly margin of the road known as the Burrows Bay Road; thence South 66 degrees 20'19" West along the Southeasterly margin, 133.87 feet to an angle point in said Southeasterly margin and the true point of beginning; thence North 66 degrees 20'19" East, along said Southeasterly margin 86.00 feet; thence South 41 degrees 44'24" East 80.00 feet; thence South 48 degrees 15'36" West 81.75 feet, more or less, to a point that is South 41 degrees 44'24" East from the true point of beginning; thence North 41 degrees 44'24" West 106.69 feet, more or less, to the true point of beginning; EXCEPT that portion, if any, lying with the boundaries of that Tract conveyed to the City of Anacortes for road purposes by Deed dated March 5, 1932, recorded April 8, 1932, under Auditor's File No. 249899.

Also commonly known as 4115 Oakes Avenue, 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 subject to redemption in 12 Months as provided by law.

Given under my hand this 3rd day of April 2015.

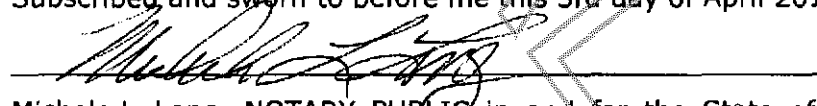
WILL REICHARDT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

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 3rd day of April 2015.



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

