



201604120028

AFTER RECORDING RETURN TO:

RCO LEGAL, P.S.
13555 SE 36TH ST., SUITE 300
BELLEVUE, WA 98006
Ref: 44193 - Hughes

Skagit County Auditor \$75.00
4/12/2016 Page 1 of 3 10:42AM

Document Title:
SHERIFFS DEED TO REAL PROPERTY

Reference Number(s) of Documents referenced in Litigation:
Deed of Trust Recording No. 200606280087

Grantor:
Skagit County Sheriff

Grantee:
Bank of America, Mortgage Association

Legal Description as follows:
Lot 2 and the West Half of Lot 3, Block 4, BROADWAY ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 6 of Plats, page 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number:
3709-004-003-0007/P52399

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/287
APR 12 2016

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

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

Plaintiff,

vs.

**THE ESTATE OF MIRIAM M. HUGHES, AN
INCAPACITATED PERSON; 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.: 12-2-01997-8

**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 February 26, 2015, upon a judgment rendered in Superior Court of SKAGIT County, Washington on November 14, 2014, in favor of ONEWEST BANK, FSB, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, for the sum of two hundred one thousand, six hundred thirty-four dollars and twenty-seven cents (\$201,634.27).

The WRIT FOR ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on March 2, 2015, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the WRIT FOR ORDER OF SALE.

The Sheriff did, in obedience to the WRIT FOR ORDER OF SALE, levy upon the real property described below, and on May 1, 2015, 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 ONEWEST BANK, FSB ("Purchaser") the highest and best bidder, for the sum of one hundred seventy thousand dollars (\$170,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on July 14, 2015, the above entitled court in its 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 BANK OF AMERICA, NATIONAL ASSOCIATION as the purchaser according to Assignment of Certificate of 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: P52399 / 3709-004-003-0007

LOT 2 AND THE WEST HALF OF LOT 3, BLOCK 4, BROADWAY ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1612 E BROADWAY ST, MOUNT VERNON, WA 98274.

Given under my hand this 6th day of April 2016.

Will Reichardt

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



STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Julia Benson, on this 6th day of April 2016, 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.

