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Skagit County Auditor

\$75.00

7/1/2016 Page

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3 4:23PM

AFTER RECORDING RETURN TO:

Weinstein & Riley, P.S.
2001 Western Avenue, Suite 400
Seattle, WA 98121
Attn: Jennifer Scott

Name of File and File No.

Stoaks/46779726

Document Title(s):

Sheriff's Deed

Reference Number(s) of Document assigned or released:

Grantor:

Will Reichardt, Sheriff of Skagit County, State of Washington

Grantee:

CitiFinancial Servicing, LLC

Legal Description as follows:

That portion of the Northeast quarter of the Northwest quarter of Section 30, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of the West 12 rods of the North 16 rods of the said subdivision; thence North 120 feet; thence West 80 feet; thence South 120 feet; thence East to the point of beginning, EXCEPT road rights of way.

Assessor's Property Tax Parcel/Account Numbers:

P40359

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2787
JUL 01 2016

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**THE CITY OF SEDRO-WOOLLEY, a Washington
municipal corporation,**

Plaintiff,

vs.

**TERESA ANNE STOAKS, an unmarried person;
CITIFINANCIAL, Inc.,**

Defendants.

Cause No.: 14-2-02032-8

**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 March 12, 2015, upon a judgment rendered in Superior Court of SKAGIT County, Washington on February 27, 2015, in favor of THE CITY OF SEDRO-WOOLLEY, A WASHINGTON MUNICIPAL CORPORATION, for the sum of eleven thousand, one hundred fifty-two dollars and fifty-six cents (\$11,152.56)

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on March 19, 2015, 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 May 8, 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 HERITAGE FOREST LLC ("Purchaser"), the highest and best bidder, for the sum of sixteen thousand dollars (\$16,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on June 5, 2015, the above entitled court in its order made and duly entered, confirmed said sale.

On April 15, 2016, CitiFinancial Servicing, LLC provided documentation showing their right of redemption, and on May 4, 2016, a Certificate of Redemption was issued to CitiFinancial Servicing, LLC and funds in the amount of \$19,628.00 (purchase price plus interest and fees) provided to HERITAGE FOREST LLC.

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 CitiFinancial Servicing,

LLC 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: P40359 / 350530-0-004-0004

That portion of the Northeast quarter of the Northwest quarter of Section 30, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of the West 12 rods of the North 16 rods of the said subdivision; thence North 120 feet; thence West 80 feet; thence South 120 feet; thence East to the point of beginning, EXCEPT road rights of way.

(P40359)

Also commonly known as 1210 Jameson St, Sedro-Woolley, WA 98284.

Given under my hand this 27th day of May 2016.

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, Jamie D. Bredstrand, on this 27th day of May 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.

Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2018.

