



201607120032

Skagit County Auditor

\$75.00

7/12/2016 Page

1 of

3 1:34PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Sheriff's Deed***  
**13-2-01966-6**

**Grantor:** Skagit County Sheriff

**Grantee:** Cape Horn Maint. Co.

**Legal Description:** Lot 28 & E ½ Lot 29, Block G, Div. 2, Cape Horn on the Skagit

**Assessor's Property Tax Parcel or Account No.:** P63225

**Reference Nos of Documents Assigned or Released:** 201503250068

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

**CAPE HORN MAINTENANCE Co., a Washington  
nonprofit corporation,**

Plaintiff,

vs.

**JOHN T. MORAN & KIMBERLEY MORAN, h/w;  
SKAGIT COUNTY,**

Defendants.

Cause No.: 13-2-01966-6

**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 10, 2015, in favor of CAPE HORN MAINTENANCE CO., a Washington nonprofit corporation, for the sum of five thousand, three hundred ninety-four dollars and sixty-four cents (\$5,394.64).

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 CAPE HORN MAINTENANCE CO. ("Purchaser"), the highest and best bidder, for the sum of six thousand, two hundred sixteen dollars and forty-five cents (\$6,216.45). 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.

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 CAPE HORN

MAINTENANCE CO. 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: P63225 / 3869-007-028-0007

Lot 28, and the East 1/2 of Lot 29, Block G, "Cape Horn on the Skagit, Division No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

TOGETHER WITH that certain 1964 Imperial mobile home, 55x10, VIN S540 located thereon

(P63225)

Also commonly known as 41849 Mountain View Lane, Concrete, WA 98237.

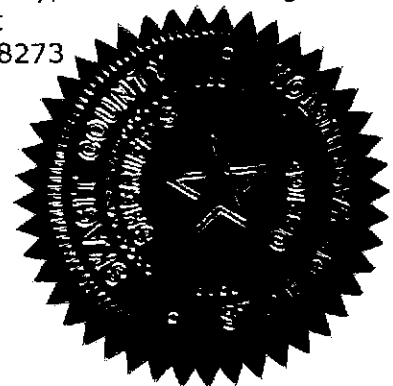
Given under my hand this 30th day of June 2016.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/06/30  
JUL 12 2016

Amount Paid \$  
By *[Signature]* Skagit Co. Treasurer Deputy

*Will Reichardt*  
Will Reichardt  
Sheriff of Skagit County, State of Washington  
600 South 3<sup>rd</sup> Street  
Mount Vernon WA 98273



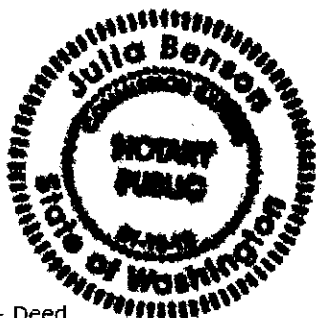
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Julia Benson, on this 30th day of June 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.