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Skagit County Auditor

7/25/2016 Page

1 of

\$75.00

3 12:05PM

**Return Address:**

McCarthy & Holthus, LLP  
Attn: Christopher Luhrs, WSBA #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 Deed

130131823

**Reference Number(s) of Documents assigned or released:**

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

**Grantor(s)** (Last name, first name, initials)

1. Skagit County WA Sheriff  
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**P63320☐ 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, 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 DEED  
TO REAL PROPERTY**

**ORIGINAL**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3134  
JUL 25 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By H7 Deputy

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that a 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 July 22, 2014, in favor of WELLS FARGO BANK, NA, for the sum of eighty-eight thousand, one hundred eighty dollars (\$88,180.00).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on March 25, 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 22, 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 WELLS FARGO BANK, NA, ("Purchaser"), the highest and best bidder, for the sum of thirty-eight thousand, eight hundred dollars (\$38,800.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on June 22, 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 WELLS FARGO BANK, NA, 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: 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 [98237] 98284.

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



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 27th 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, NOTARY PUBLIC in and for the  
State of Washington, residing in Mount Vernon.  
My commission expires January 15, 2018.

