



201609200035

Skagit County Auditor

\$79.00

9/20/2016 Page

1 of

7 12:15PM

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

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

2016 4230  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**Grantor(s)** (Last name, first name, initials)1. Will Reichardt, Sheriff of Skagit County, WA

SEP 20 2016

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

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

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.

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

**Assessor's Property Tax Parcel/Account Number**

☐ Assessor Tax # not yet assigned

350122-4-003-0100

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 RETURN ON  
DEED TO REAL PROPERTY**

**ORIGINAL**

**COPY**

Original to Court

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify and return that the redemption period in the above mentioned case has expired and at the request of the attorney for the plaintiff, a Sheriff's Deed was issued as prescribed by law. A copy of the Sheriff's Deed and the original Certificate of Sale are incorporated with this return.

Dated at Mount Vernon, Washington this 7th day of September 2016.

WILL REICHARDT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

By:

*Carolyn K. Vandenheuvel*  
Carolyn K. Vandenheuvel  
Civil Assistant

**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 DEED  
TO REAL PROPERTY**

**ORIGINAL**

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 January 13, 2015, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 25, 2014, in favor of 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, for the sum of two hundred twenty-seven thousand, thirteen dollars and ninety-eight cents (\$227,013.98).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on January 22, 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 April 3, 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, 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 ("Purchaser"), the highest and best bidder, for the sum of one hundred thirty-one thousand six hundred sixty-five dollars (\$131,665.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on May 1, 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, 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 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: P31679 / 350122-4-003-0100

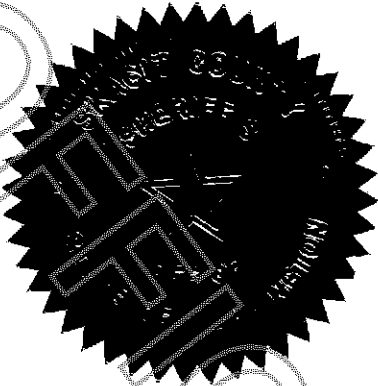
The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

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.

Given under my hand this 7th day of September 2016.



*Will Reichardt*

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

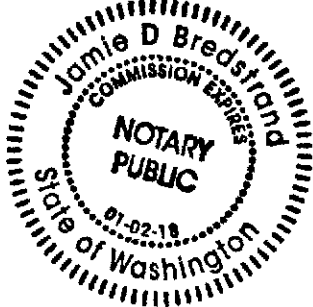
**STATE OF WASHINGTON**

ss.

County of Skagit

Before me the undersigned, Jamie D. Bredstrand, on this 7th day of September 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*

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

## Legal Description

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  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 56'30" WEST ALONG THE NORTH LINE OF SAID NORTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  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.