



201610240105

Skagit County Auditor \$75.00
10/24/2016 Page 1 of 3 12:27PM

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.
Wornstaff-Smith/47310823

Document Title(s):
Sheriff's Certificate of Sale

Reference Number(s) of Document assigned or released:

Plaintiff:
WASHINGTON FEDERAL, N.A.

Defendants:
DEBRA WORNSTAFF-SMITH A/K/A DEBRA SMITH AND JOHN DOE WORNSTAFF-SMITH, WIFE AND HUSBAND; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED

Legal Description as follows:
That portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows: Beginning at the Southwest corner of said subdivision; thence North along the West line of said subdivision, 7 chains, 38 links (487.08 feet); thence East 54 rods, 10 feet (901 feet); thence South to the South line of said subdivision; thence West to the point of beginning, EXCEPT roads, AND EXCEPT that portion, if any, lying within the boundaries of that certain parcel conveyed to R.S. McIntosh by deed dated December 4, 1891 and recorded December 8, 1891, under Auditor's File No.5982 in Volume 21 of Deeds, page 762 and described therein as follows: Beginning at a point on the West line of said Section 14, 37 links South from the quarter Section corner on West side of said Section 14; thence South along the West line of said Section 14, 12 chains and 50 links; thence East 16 chains and 12 links to the right of way of the Fairhaven and Southern Railway; thence North 52 1/4 degrees West along said right of way to the point of beginning. Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Numbers:
350414-0-003-0105 (P36535)

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

WASHINGTON FEDERAL, N.A.,
Plaintiff,

vs.

DEBRA WORNSTAFF-SMITH A/K/A DEBRA SMITH AND JOHN DOE WORNSTAFF-SMITH, WIFE AND HUSBAND; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,

Defendants.

Cause No.: **16-2-00595-3**

SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY

ORIGINAL

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a **DEFAULT JUDGMENT AND DECREE OF FORECLOSURE** entered in the Superior Court of said County and State on the 7th day of June 2016, in an action wherein **WASHINGTON FEDERAL, N.A.** is plaintiff and **DEBRA WORNSTAFF-SMITH A/K/A DEBRA SMITH AND JOHN DOE WORNSTAFF-SMITH, WIFE AND HUSBAND; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,** are defendants.

Said order of sale having been duly certified and together with an Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$181,589.35 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 16th day of September 2016, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

WASHINGTON FEDERAL, N.A.
C/O Weinstein & Riley, P.S.
2001 Western Ave #400
Seattle, WA 98121

Who made the highest and best bid therefore of \$181,485.91 at said sale, for all of said real property situated in said County and State and described in said order as follows:

Assessor's Parcel/Tax ID Number: P36535 / 350414-0-003-0105

UNRECORDED
THAT PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION, 7 CHAINS, 38 LINKS (487.08 FEET); THENCE EAST 54 RODS, 10 FEET (901 FEET);
THENCE SOUTH TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE WEST TO THE POINT OF BEGINNING, EXCEPT ROADS, AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THAT CERTAIN PARCEL CONVEYED TO R.S. MCINTOSH BY DEED DATED DECEMBER 4, 1891 AND RECORDED DECEMBER 8, 1891, UNDER AUDITOR'S FILE NO. 5982 IN VOLUME 21 OF DEEDS, PAGE 762 AND DESCRIBED THEREIN AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, 37 LINKS SOUTH FROM THE QUARTER SECTION CORNER ON WEST SIDE OF SAID SECTION 14;
THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 14, 12 CHAINS AND 50 LINKS; THENCE EAST 16 CHAINS AND 12 LINKS TO THE RIGHT OF WAY OF THE FAIRHAVEN AND SOUTHERN RAILWAY;
THENCE NORTH 52 ¼ DEGREES WEST ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 21892 Ratchford Rd, Sedro-Woolley, WA 98284.

And I do further certify that the said real property was sold in one lot and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 12 months as provided by law.

Given under my hand this 16th day of September 2016.

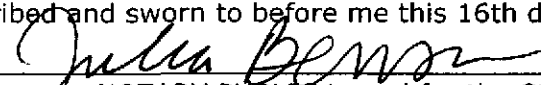
WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

By:


Elizabeth A. Morgan
Civil Assistant

I certify that I know or have satisfactory evidence that Elizabeth A. Morgan is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Will Reichardt, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 16th day of September 2016.


Julia Benson, NOTARY PUBLIC in and for the State of Washington, Mount Vernon
My commission expires January 15, 2018.

