



201703140043

Skagit County Auditor

\$75.00

3/14/2017 Page

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3 12:13PM

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**GREEN TREE SERVICING LLC,**

Plaintiff,

vs.

ESTATE OF MICHAEL NEELY AKA MICHAEL SHAWN NEELY; SHARON KLINGER; KEITH KLINGER; ERIC KLINGER; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF MICHAEL NEELY AKA MICHAEL SHAWN NEELY; 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.: 14-2-00770-4

**SHERIFF'S DEED
TO REAL PROPERTY**

ORIGINAL

P62586

Lt B-1 Burl. Sp. 2-92

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that a ORDER OF SALE FOR PROPERTY did issue out of the Superior Court of SKAGIT County, Washington, on March 7, 2016, upon a judgment rendered in Superior Court of SKAGIT County, Washington on February 5, 2016, in favor of GREEN TREE SERVICING LLC, for the sum of two hundred twenty-five thousand, one hundred sixteen dollars and eighty-five cents (\$225,116.85).

The ORDER OF SALE FOR PROPERTY, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on March 7, 2016, 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 FOR PROPERTY.

The Sheriff did, in obedience to the ORDER OF SALE FOR PROPERTY, levy upon the real property described below, and on June 17, 2016, 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.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**2017961
MAR 14 2017

16-0179 - Neely - Deed

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Amount Paid \$6
Skagit Co. Treasurer
By HB Deputy

At the sale, the premises were sold to CLAUS BROTHERS LLC ("Purchaser"), the highest and best bidder, for the sum of one hundred sixty thousand, one dollars (\$160,001.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on August 19, 2016, 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.

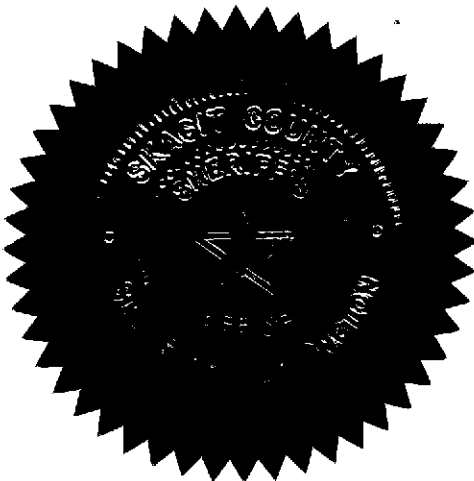
Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the ORDER OF SALE FOR PROPERTY, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm CLAUS BROTHERS LLC as the purchaser at said 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: P62586 / 3867-000-044-1309

LOT B-1, CITY OF BURLINGTON SHORT PLAT NO. 2-92, APPROVED JANUARY 19, 1993, RECORDED JANUARY 21, 1993 IN BOOK 10 OF SHORT PLATS, PAGE 167, UNDER AUDITOR'S FILE NO. 9301210013 AND BEING A PORTION OF TRACT 44 OF "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

Also commonly known as 618 W FAIRHAVEN AVE, BURLINGTON, WA 98233.

Given under my hand this 9th day of March 2017.





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, Julia Benson, on this 9th day of March 2017, 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.

