



201704210074

Skagit County Auditor

\$75.00

4/21/2017 Page

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3 12:35PM

**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.S.  
13555 SE 36<sup>TH</sup> ST., SUITE 300  
BELLEVUE, WA 98006  
Ref: 207869 - Wolfe  
140168353

**Document Title:**

SHERIFFS CERTIFICATE OF SALE

**Reference Number(s) of Documents referenced in Litigation:**

Deed of Trust Recording No. 200804110045

**Grantor:**

Skagit County Sheriff

**Grantee:**

James B. Nutter & Company

**Legal Description as follows:**

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 93-017 as approved June 21, 1993, and recorded June 28, 1993, in Volume 10 of Short Plats, page 211, under Auditor's File No. 9306280157, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 7 East of the Willamette Meridian. Situated in Skagit County, Washington.

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

350717-4-006-0108

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

**JAMES B. NUTTER & COMPANY, its  
successors in interest and/or assigns,**  
Plaintiff,

vs.

**UNKNOWN HEIRS AND DEVISEES OF  
BONNIE E. WOLFE; UNKNOWN HEIRS AND  
DEVISEES OF ROCKY K. WOODY; DOE M.  
HARTZ; FAWN WHITED; JOY B. WOODY AKA  
JOY B. NAVEJAS; AMANDA RAYMER AKA  
AMANDA WOODY; UNITED STATES OF  
AMERICA; STATE OF WASHINGTON;  
OCCUPANTS OF THE PREMISES,**  
Defendants.

Cause No.: **14-2-02004-2**

**SHERIFF'S CERTIFICATE OF SALE OF  
REAL PROPERTY**

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a JUDGMENT, DECREE OF FORECLOSURE, AND ORDER FOR SALE, AND MOBILE HOME TITLE ELIMINATION entered in the Superior Court of said County and State on the 31st day of October 2016, in an action wherein JAMES B. NUTTER & COMPANY, its successors in interest and/or assigns is plaintiff and UNKNOWN HEIRS AND DEVISEES OF BONNIE E. WOLFE; UNKNOWN HEIRS AND DEVISEES OF ROCKY K. WOODY; DOE M. HARTZ; FAWN WHITED; JOY B. WOODY AKA JOY B. NAVEJAS; AMANDA RAYMER AKA AMANDA WOODY; UNITED STATES OF AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES 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 \$268,245.61 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 20th day of January 2017, 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:

JAMES B. NUTTER & COMPANY  
C/O RCO LEGAL PS  
13555 SE 36TH, STE 300  
BELLEVUE, WA 98006

Who made the highest and best bid therefore of \$140,000.00 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: P102738 / 350717-4-006-0108

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 93-017 AS APPROVED JUNE 21, 1993, AND RECORDED JUNE 28, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 211, UNDER AUDITOR'S FILE NO. 9306280157, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 8632 Lusk Rd, Concrete, WA 98237.

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 no redemption as provided by law.

Given under my hand this 20th day of January 2017.

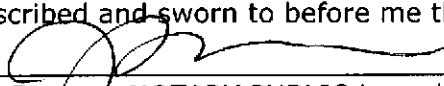
WILL REICHARDT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

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 20th day of January 2017.

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

