

Return Address:

ZIEVE, BRODNAX & STEELE, LLP
30 CORPORATE PARK, STE 450
IRVINE, CA 92606
Tel: (702) 946-8565, Fax: (702) 446-9898



201706270046

Skagit County Auditor

\$75.00

6/27/2017 Page

1 of

3 12:09PM

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 to Real Property 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Will Reichardt, Skagit County Sheriff, _____
2. _____, _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. The Bank of New York Mellon, _____
2. _____, _____

Additional names on page 1 of document.**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 11, EAGLE VALLEY P.U.D., VOL 15, PGS. 181-183

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

assigned

P106902/4632-000-011-0000

☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover-up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**NATIONSTAR MORTGAGE LLC dba CHAMPION
MORTGAGE COMPANY, a limited liability
company,**

Plaintiff,

vs.

**ALL UNKNOWN HEIRS AND DEVISEES OF JOHN
R. WOJAHN, a deceased individual; MARILYN J.
WOJAHN, an individual; Julian Castro, solely in
his capacity as Secretary for UNITED STATES
DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT; DOES 1 through 10, inclusive,
and ROES 1 through 10, inclusive,**

Defendants.

Cause No.: **15-2-00249-2**

**SHERIFF'S DEED
TO REAL PROPERTY**

P106902

Lot 11 Eagle Valley PUD

ORIGINAL

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that a WRIT OF EXECUTION did issue out of the Superior Court of SKAGIT County, Washington, on April 11, 2016, upon a judgment rendered in Superior Court of SKAGIT County, Washington on November 24, 2015, in favor of NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY, A LIMITED LIABILITY COMPANY, for the sum of two hundred seventy-one thousand, one hundred seventy-eight dollars and seventy-four cents (\$271,178.74).

The WRIT OF EXECUTION, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on April 25, 2016, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the WRIT OF EXECUTION.

The Sheriff did, in obedience to the WRIT OF EXECUTION, 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.

At the sale, the premises were sold to NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY ("Purchaser"), the highest and best bidder, for the sum of one hundred seventy-eight thousand dollars (\$178,000.00). The Sheriff thereupon delivered to

said purchaser a Certificate of Sale as required by law and on October 24, 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.

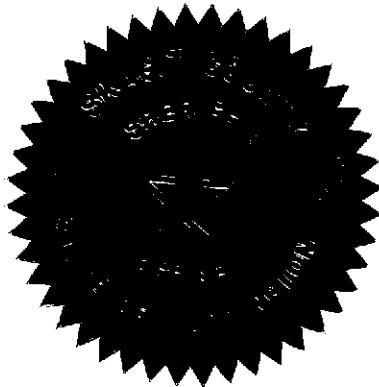
Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the WRIT OF EXECUTION, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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: P106902 / 4632-000-011-0000

LOT 11, "EAGLE VALLEY P.U.D.", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 181 TO 183, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Also commonly known as 5237 Talon Court, Sedro-Woolley, WA 98284.

Given under my hand this 30th day of May 2017.



Will Reichardt

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

20172841

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2017

STATE OF WASHINGTON

SS.

County of Skagit

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

Before me the undersigned, Julia Benson, on this 30th day of May 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.

