



201710100118

Skagit County Auditor  
10/10/2017 Page

1 of

4 3:56PM

\$77.00

**AFTER RECORDING RETURN TO:**

Weinstein & Riley, P.S.  
2001 Western Avenue Suite 400  
Seattle, WA 98121  
**Attn: Jennifer Scott**

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**Name of File and File No.**

Wornstaff-Smith/47310823

**Document Title(s):**

Sheriff's Deed

**Reference Number(s) of Document assigned or released:** 201610240105

**Grantor:**

Will Reichardt, Sheriff of Skagit County, State of Washington

**Grantee:**

WASHINGTON FEDERAL, N.A.

**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)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174792  
OCT 10 2017

Amount Paid \$  
Skagit Co. Treasurer  
By *William* Deputy

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 DEED  
TO REAL PROPERTY

Parcel Number: P36535

Partial Legal Description: SECTION  
14 TOWNSHIP 35 NORTH, RANGE  
4 EAST; PTN. NW SW

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 July 11, 2016, upon a judgment rendered in Superior Court of SKAGIT County, Washington on June 7, 2016, in favor of WASHINGTON FEDERAL, N.A. for the sum of one hundred seventy-one thousand, thirty-one dollars and sixty-nine cents (\$171,031.69).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on July 21, 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.

The Sheriff did, in obedience to the ORDER OF SALE, levy upon the real property described below, and on September 16, 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 WASHINGTON FEDERAL, N.A. ("Purchaser"), the highest and best bidder, for the sum of one hundred eighty-one thousand, four hundred eighty-five dollars and ninety-one cents (\$181,485.91). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on September 20, 2017, 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.

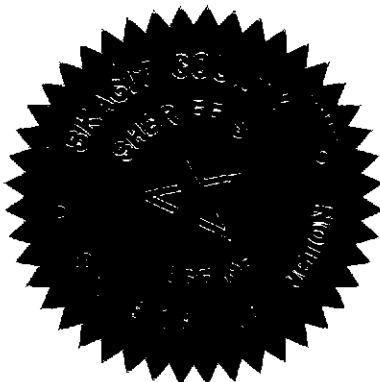
Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the ORDER OF SALE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm WASHINGTON FEDERAL, N.A., as the purchaser at said sale, 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: P36535 / 350414-0-003-0105

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.

Given under my hand this 25th day of September 2017.



*Will Reichardt*  
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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, Julia Benson, on this 25th day of September 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, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 15, 2018.

