



201802050134

Skagit County Auditor

\$77.00

2/5/2018 Page

1 of

4 11:10AM

Return Address:

McCarthy & Holthus, LLP

Attn: Matthew Stamper, WSBA No. 46685

108 1st Avenue South, Ste. 300

Seattle, WA 98104

WA-14-645203-JUD

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

2. _____

3. _____

4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document.

Grantor(s) (Last name, first name, initials)

WILL REICHARDT SKAGIT COUNTY

1. SHERIFF

2. _____

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

JPMORGAN CHASE BANK, NATIONAL

1. ASSOCIATION

2. _____

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 132, "CEDARGROVE ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE 48 TO 51, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

3877-000-132-0005

☐ Assessor Tax # not yet assigned

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,**

Plaintiff,

vs.

**AGNES M. ELLINGSON; ERVIN B. ELLINGSON
SR.; JOSHUA ELLINGSON; ERVIN ELLINGSON
JR.; TERRY ELLINGSON; ERIC ELLINGSON;
CHARLES ELLINGSON; CORPORATE
INVESTMENTS; LACEY O'MALLEY AGENCY;
HOUSING AUTHORITY OF SKAGIT COUNTY;
SB&C LTD AKA SKAGIT BONDED COLLECTORS;
WACHOVIA DEALER SERVICES, INC., F/K/A WFS
FINANCIAL, INC.; CEDARGROVE MAINTENANCE
COMPANY; UNKNOWN HEIRS, SPOUSE,
LEGATEES, AND DEVISEES OF AGNES M.
ELLINGSON AND/OR ERVIN B. ELLINGSON SR.;
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; 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.: **15-2-00875-0**

**SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P64201

Partial Legal Description:
CEDARGROVE LOT 132 INCLUDING
MANUFACTURED HOME SERIAL
#1611928465

ORIGINAL

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that an ORDER OF SALE did issue out of the Superior Court of SKAGIT County, Washington, on October 7, 2016, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 29, 2016, in favor of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, for the sum of fifty-two thousand, four hundred eighty-one dollars and eighty-one cents (\$52,481.81).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on October 26, 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 December 23, 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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ("Purchaser"), the highest and best bidder, for the sum of forty thousand, three hundred forty-four dollars (\$40,344.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on January 23, 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.

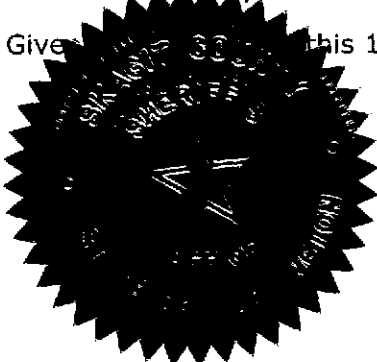
Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the ORDER OF SALE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as the purchaser 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: P64201 / 3877-000-132-0005

LOT 132, "CEDARGROVE ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE 48 TO 51, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON

Also commonly known as 45972 BAKER DR, CONCRETE, WA 98237.

Given this 12th day of January 2018.



STATE OF WASHINGTON

SS.

County of Skagit

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018441
FEB 05 2018

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

Before me the undersigned, Jackie E. Brunson, on this 12th day of January 2018, 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 date this certificate first above mentioned.



Jackie E. Brunson
Jackie E. Brunson, NOTARY PUBLIC in and for the
State of Washington, residing in Mount Vernon.
My commission expires October 6, 2021.

Exhibit A

LOT 132, "CEDARGROVE ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE 48 TO 51, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.