



201802050135

Skagit County Auditor

2/5/2018 Page

1 of

4 11:10AM

\$77.00

Return Address:

McCarthy & Holthus, LLP
Attn: Matthew Stamper, WSBA No. 46685
108 1st Avenue South, Ste. 300
Seattle, WA 98104
WA-14-632469-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, SHERIFF OF SKAGIT
- | | |
|-----------|---------|
| 1. COUNTY | , _____ |
| 2. _____ | , _____ |

Additional names on page _____ of document.

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

- | | |
|----------------------------|---------|
| 1. NATIONSTAR MORTGAGE LLC | , _____ |
| 2. _____ | , _____ |

Additional names on page _____ of document

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

See attached Exhibit A

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

P71429

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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018442
FEB 05 2018

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

**ESTATE OF LLOYD TREVOR HOLDER; AUDREY
GUZMAN; UNKNOWN HEIRS, SPOUSE,
LEGATEES, AND DEVISEES OF THE ESTATE OF
LLOYD TREVOR HOLDER; 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.: **14-2-02180-4**

**SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P71429

Partial Legal Description: DK 12;
LOTS 3 AND 4, BLK 22, AMENDED
PLAT OF BURLINGTON, SKAGIT
COUNTY, WASHINGTON

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 December 6, 2016, upon a judgment rendered in Superior Court of SKAGIT County, Washington on October 14, 2016, in favor of NATIONSTAR MORTGAGE LLC, for the sum of one hundred fourteen thousand, three hundred eight dollars and sixty-two cents (\$114,308.62).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on December 19, 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 February 17, 2017, 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 ("Purchaser"), the highest and best bidder, for the sum of one hundred twenty-one thousand, sixty-one dollars and forty-nine cents (\$121,061.49). The Sheriff thereupon delivered to said purchaser a

Certificate of Sale as required by law and on March 17, 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 NATIONSTAR MORTGAGE 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: P71429 / 4076-022-004-0001

LOTS 3 AND 4, BLOCK 22, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 626 Avon Avenue, Burlington, WA 98233.

Given under my hand this 12th day of January 2018.



Will Reichardt

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

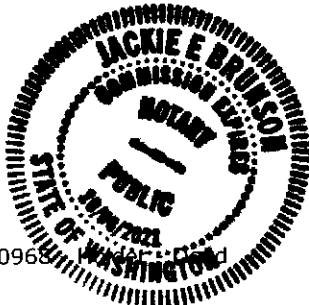
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, 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 year in 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

Lots 3 and 4, Block 22, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT