



201802090015

Skagit County Auditor

2/9/2018 Page

1 of

\$76.00

3 10:19AM

**AFTER RECORDING RETURN TO:**

Weinstein & Riley, P.S.  
2001 Western Avenue, Suite 400  
Seattle, WA 98121  
**ATTN: Ryan McDade**

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**Name of File and File No.**

Silander / 46766630

**Document Title(s):**

Certificate of Sale

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

Certificate of Sale

**Grantor:**

Will Reichardt, Sheriff of Skagit County

**Grantee:**

Nationstar Mortgage, LLC

**Legal Description as follows:**

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-050, APPROVED SEPTEMBER 19, 1991 AND RECORDED FEBRUARY 12, 1992, UNDER AUDITOR'S FILE NO. 9202120041 IN VOLUME 10 OF SHORT PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT RUNNING THROUGH LOT 2 OF SHORT PLAT NO. 94-80 AND AS FURTHER DELINEATED ON THE FACE OF SHORT PLAT NO. 91-050.

**Assessor's Property Tax Parcel/Account Numbers:** 3402-050-14-0015

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

**NATIONSTAR MORTGAGE LLC,**  
Plaintiff,

vs.

**THE ESTATE OF TOM SILANDER, AKA TOM ARTHUR SILANDER, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF TOM SILANDER, AKA TOM ARTHUR SILANDER, DECEASED; JANE DOE SILANDER, WIFE OF TOM SILANDER, AKA TOM ARTHUR SILANDER, DECEASED; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED,**

Defendants.

Cause No.: **14-2-01253-8**

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

Parcel Number: P19945

Partial Legal Description: LOT 1 OF  
SHORT PLAT 91-050

**ORIGINAL**

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Default Judgment And Decree Of Foreclosure entered in the Superior Court of said County and State on the 19th day of April 2017, in an action wherein NATIONSTAR MORTGAGE LLC is plaintiff and THE ESTATE OF TOM SILANDER, AKA TOM ARTHUR SILANDER, DECEASED; *ET AL* 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 \$361,343.02 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 8th day of September 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:

NATIONSTAR MORTGAGE LLC  
C/O WEINSTEIN & RILEY, PS  
2001 WESTERN AVE; STE 400  
SEATTLE, WA 98121

Who made the highest and best bid therefore of \$361,343.02 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: P19945 / 340205-0-014-0015

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-050, APPROVED SEPTEMBER 19, 1991 AND RECORDED FEBRUARY 12, 1992, UNDER AUDITOR'S FILE NO. 9202120041 IN VOLUME 10 OF SHORT PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITES OVER AND ACROSS THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT RUNNING THROUGH LOT 2 OF SHORT PLAT NO. 94-80 AND AS FURTHER DELINEATED ON THE FACE OF SHORT PLAT NO. 91-050.

Also commonly known as 7166 San Juan Hill Ln, Anacortes, WA 98221.

And I do further certify that the said real property was sold in one parcel 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 not subject to a redemption period.

Given under my hand this 8th day of September 2017.

WILL REICHARDT, SHERIFF  
SKAGIT COUNTY, WASHINGTON

By: Carolyn K. Vandenhoevel  
Carolyn K. Vandenhoevel  
Civil Assistant

I certify that I know or have satisfactory evidence that Carolyn K. Vandenhoevel 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 8th day of September 2017.

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

