



**201805310044**

05/31/2018 12:10 PM Pages: 1 of 8 Fees: \$81.00  
Skagit County Auditor

**Return To:**

Skagit County Sheriff's Office  
Civil Division  
600 South Third Street  
Mount Vernon, WA 98273

**Date:** May 31, 2018

**King County Superior Court No:** 16-2-18489-31

**Document Title:**

1. Sheriff's Levy - Notice of Execution Upon Real Property

**Grantor(s) -- Last Name, First Name, Middle Initial (Defendant):**

1. Gallagher, Laura L.

**Grantee(s) -- Last Name, First Name, Middle Initial (Plaintiff):**

1. All New Again LLC, A Washington limited liability company

**Assessor's Parcel/Tax ID Number:**

P126734 / 330517-0-001-0600,  
P125976 / 330517-0-001-0500, and  
P18124 / 330517-3-008-0003

**Legal Description:**

**PARCEL "A":**

Beginning at a point in the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., which is 1,154.0 feet East and 655.2 feet South of the Northwest corner of the Southwest 1/4 of said Section. This point being South 58°21'50" East, 1,327.0 feet from said Northwest corner of the Southwest 1/4 using the West line of Section 17 as a base which bears South 2°03' West; thence North 59°47' East, 119.5 feet; thence South 77°23' East 171.8 feet; thence South 53°23' West, 138.7 feet; thence South 60°16' West 47.3 feet; thence North 15°34' West, 138.5 feet to the point of beginning, EXCEPT that portion lying with the Northern Pacific Railroad right-of-way. TOGETHER with an easement over a 30 foot road being and lying within that portion of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township

33 North, Range 5 East, W.M., not included in the property formerly owned by School District #67 and more particularly described as follows:

Beginning at the aforesaid point, which is South 58°21'50" East 1,327.0 feet from the Northwest corner of the Southwest 1/4 of Section 17; thence North 65°15' West 180.8 feet; thence North 49°15' West 225.5 feet; thence North 18°44' West 190.9 feet; thence North 55°43' West 138.8 feet; thence North 1°34' West 110.9 feet to a point on the center line of Montborne-McMurray Road which point is the P.C. of a 5° curve to the right.

Situated in Skagit County, Washington.

PARCEL "B":

That portion of Lot 1, Short Plat No. 95-008 recorded in Volume 13 of Short Plats, pages 20-21 (inclusive), under Skagit County Auditor's File No. 9707150040, being in portions of the Northwest 1/4 and the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., lying Southeasterly of the following described line:

Commencing at the Easterly most corner common to Lots 1 and 4 of said Short Plat No. 95-008, also being a point on the Westerly margin of the Northern Pacific Railroad right-of-way and being on the East-West center line of said Section 17, Township 33 North, Range 5 East, W.M.; thence South 89°23'42" West along said line common to said Lots 1 and 4, also being the East-West centerline of said Section 17 for a distance of 409.92 feet and being the true point of beginning of said line description; thence South 57°24'07" West for a distance of 744.49 feet, more or less, to the Southwesterly line of said Lot 1, Short Plat No. 95-008 being on the agreement line between Thomas and Lindquist per Boundary Line Adjustment Deeds recorded under Skagit County Auditor's File Nos. 9410050066 and 9410050067 and being the terminus of said line description.

TOGETHER with a non-exclusive easement for ingress, egress and utilities recorded as Auditor's File No. 201111180061.

Situated in Skagit County, Washington.

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SNOHOMISH****ALL NEW AGAIN LLC, a Washington limited liability company,**

Plaintiff,

vs.

**LAURA L. GALLAGHER, a single woman,**

Defendant.

Cause No.: **16-2-18489-31****SHERIFF'S NOTICE OF EXECUTION  
UPON REAL PROPERTY****ORIGINAL**

To the Auditor of Skagit County, State of Washington, and to whom it may concern,  
Greetings:

Under and by virtue of a writ of execution issued out of the Superior Court of the State of Washington, for the County of Snohomish, on the 22nd day of May 2018, by the Clerk thereof, a true copy of said writ being hereto attached and made a part hereof, to me as Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendant LAURA L. GALLAGHER, in said writ of execution named, in and to the real estate, situated in Skagit County, State of Washington, bounded and described as follow, to-wit:

Assessor's Parcel/Tax ID Number: P126734 / 330517-0-001-0600,  
P125976 / 330517-0-001-0500, and  
P18124/ 330517-3-008-0003

**PARCEL "A":**

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TOGETHER with an easement over a 30 foot road being and lying within that portion of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., not included in the property formerly owned by School District #67 and more particularly described as follows:

Beginning at the aforesaid point, which is South 58°21'50" East 1,327.0 feet from the Northwest corner of the Southwest 1/4 of Section 17; thence North 65°15' West 180.8 feet; thence North 49°15' West 225.5 feet; thence North 18°44' West 190.9 feet; thence North 55°43' West 138.8 feet; thence North 1°34' West 110.9 feet to a point on the center line of Montborne-McMurray Road which point is the P.C. of a 5° curve to the right.

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PARCEL "B":

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TOGETHER with a non-exclusive easement for ingress, egress and utilities recorded as Auditor's File No. 201111180061.

Situated in Skagit County, Washington.

Also commonly known as 25176 TRIPLE CREEK LANE, MOUNT VERNON, WA 98274.

Given under my hand this 31st day of May 2018.

Will Reichardt, Sheriff

By: Carolyn K. Wandenheuvel  
Carolyn K. Wandenheuvel, Civil Assistant

RECEIVED

2018 MAY 23 AM 9:38

WILL REICHARDT, SHERIFF

## SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY

ALL NEW AGAIN LLC, a Washington  
limited liability company,

Plaintiff,

vs.

LAURA L. GALLAGHER, a single woman,

Defendant.

NO. 16-2-18489-31

WRIT OF EXECUTION

THE STATE OF WASHINGTON TO THE SKAGIT COUNTY SHERIFF.

GREETINGS:

WHEREAS, All New Again LLC (hereinafter "Judgment Creditor") recovered Judgment against Laura L. Gallagher (hereinafter "Judgment Debtor") in the above-entitled Court on November 17, 2017, for the sum of \$70,000.00 plus interest at the rate of twelve percent (12%) per annum from November 17, 2017. Said Judgment is on file herewith and docketed under Snohomish County Judgment No. 17-9-18979-4 and recorded on December 4, 2017, under Skagit County Auditor's File No. 201712040052.

THEREFORE, in the name of the State of Washington, you are hereby commanded upon receiving this Writ of Execution to forthwith issue your Notice of Sale and conduct said sale in accordance with Washington State statute RCW 6.21 et seq. Said sale may be subject to

WRIT OF EXECUTION-1

Thomas F. McDonough  
Attorney at Law  
510 Bell Street  
Edmonds, WA 98020  
Telephone (425) 778-8555  
Fax (425) 778-8550

1 continuance or postponement in accordance with statute. After sale, you are directed to make  
2 return of the proceedings and other actions as required by law.

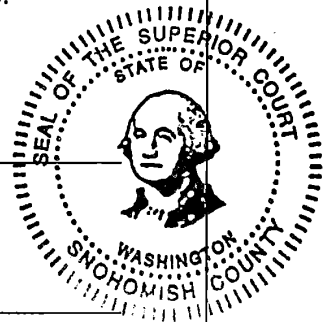
3 This execution is against the Judgment Debtor's real property, and the Judgment  
4 Creditor has filed an affidavit pursuant to RCW 6.17.100 stating that after a diligent search, there  
5 is not sufficient non-exempt personal property belonging to the Judgment Debtor to satisfy the  
6 Judgment. This Writ of Execution directs you to levy and satisfy the Judgment by sale of all  
7 right, title, and interest in the Judgment Debtor's real property and principal residence  
8 (homestead) located at 25176 Triple Creek Lane, Mount Vernon, WA 98274, legally described  
9 in the attached Exhibit A.

10 Witness The Hon. **JUDGE MARYBETH DINGLEDEY**, Judge/Court Commissioner of the  
11 Snohomish County Superior Court, at the Courthouse in Snohomish County, State of  
12 Washington, and the seal of said Court this **MAY 22 2018** day of May, 2018.

13  
14 SONYA KRASKI  
15 SNOHOMISH COUNTY CLERK  
16 CLERK

17 By *S. Kraski*  
18 Deputy

19 SONYA KRASKI  
20 SNOHOMISH COUNTY CLERK  
21 M/S # 605  
22 3000 ROCKEFELLER  
23 EVERETT, WASHINGTON 98201



24 *Sale may be extended by 30 days for purpose of sale*  
25 *Thomas F. McDonough*  
*Attorney for Judgment Creditor*

WRIT OF EXECUTION-2

Thomas F. McDonough  
Attorney at Law  
510 Bell Street  
Edmonds, WA 98020  
Telephone (425) 778-8555  
Fax (425) 778-8550

## CHICAGO TITLE INSURANCE COMPANY

GUARANTEE NO. 620034077

ISSUING OFFICE
Title Officer: Residential Unit Chicago Title Company of Washington 425 Commercial Mount Vernon, WA 98273 Phone: (877)602-2190 Fax: (866)827-8844 Main Phone: (425)258-3683 Email: snotitle@ctt.com

## SCHEDULE A

Liability	Premium	Tax
\$70,000.00	\$543.00	\$47.24

Effective Date: March 14, 2018 at 08:00 AM

1. Assured: Law Office of Thomas McDonough
2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:  
Fee Simple
3. Title to the estate or interest in the land is at the date hereof is vested in:  
Laura L. Gallagher, presumptively subject to the community interest of her spouse or registered domestic partner, if married or a registered domestic partner on the date of acquiring title
4. The land referred to in this Guarantee situated in the County of Skagit, State of Washington, and is described as follows:

For APN/Parcel ID(s): P126734 / 330517-0-001-0600, P125976/330517-0-001-0500 and  
P18124/330517-3-008-0003

## PARCEL "A":

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TOGETHER with an easement over a 30 foot road being and lying within that portion of the Northwest ¼ of the Southwest ¼ of Section 17, Township 33 North, Range 5 East, W.M., not included in the property formerly owned by School District #67 and more particularly described as follows:

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Situated in Skagit County, Washington.

EXHIBIT A

**CHICAGO TITLE INSURANCE COMPANY****GUARANTEE NO. 620034077****SCHEDULE A**  
(continued)**PARCEL "B":**

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**END OF SCHEDULE A**