

AFTER RECORDING MAIL TO:

Krista Jellison
17225 Bulltrout Lane
Mount Vernon, WA 98274



201812070050

12/07/2018 02:11 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185345

DEC 07 2018

Amount Paid \$ 7,160.60
Skagit Co. Treasurer
By *man* Deputy

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S QUITCLAIM DEED

114690

GRANTOR MICHAEL P. KLEIN, as duly appointed BANKRUPTCY TRUSTEE of the Bankruptcy Estate of Gerald Lee Childress, Jr., Bankruptcy Case No. 17-13198, pending in the United States Bankruptcy Court for the Western District of Washington (the "Estate"), pursuant to the Order Approving Sale Free and Clear of Liens & Interests Regarding 17225 Bulltrout Lane, Mount Vernon, WA 98274, entered on November 26, 2018 (the "Order"), for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby CONVEY AND QUIT CLAIM to **GRANTEE KRISTA JELLISON, an unmarried woman**, all of the Estate's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

Lot 156, "NOOKACHAMP HILLS PUD, PHASE IIB", as per plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

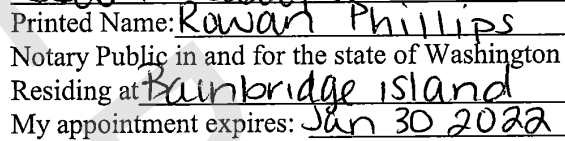
Assessor's Property Tax No: P123249, 4868-000-156-0000
Abbreviated Legal: Lot 156, Nookachamp Hills PUD PH IIB

Said interest is subject to any and all easements, covenants, restrictions, reservations, conditions, rights of way and zoning and other ordinances and laws, if any, enforceable at law or in equity.

The conveyance of the real property herein is made pursuant to the terms of the Order referenced above, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and is made free and clear of all liens, interests and encumbrances, which shall no longer attach to the real property. The conveyance is further made "AS IS" and "WHERE IS" and without warranty or representation of any kind or character whatsoever, express or implied,

Dated:

Dated:






Marc Barreca
U.S. Bankruptcy Judge

(Dated as of Entered on Docket date above)

UNITED STATES BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In Re:

Gerald Lee Childress, Jr,

Chapter 7

CASE NO. 17-13198

ORDER APPROVING SALE FREE AND
CLEAR OF LIENS & INTERESTS
REGARDING 17225 Bulltrout Lane, Mount
Vernon, WA 98274

Debtors.

THIS MATTER having come regularly set before this Court that was set for hearing upon notice and motion by Michael P. Klein, the Chapter 7 trustee in this case ("trustee"). No objections were filed with the court. Pursuant to 11 U.S.C. §363 the Court having reviewed the records files herein and the Court having determined that the trustee's proposal to sell real property commonly known as 17225 Bulltrout Lane, Mount Vernon, WA 98274 to Krista I. Jellison for \$382,000.00 cash at closing, or such

ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 17225 Bulltrout Lane, Mount
Vernon, WA 98274 - 1

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A

1 higher sum as may be negotiated to close the sale, pursuant to the terms of the Residential Real Estate
2 Purchase and Sale Agreement with attached addendums and amendments (hereinafter "Purchase and
3 Sale Agreement"), is reasonable and in the best interests of the bankruptcy estate, now therefore it is

4 **ORDERED THAT:**

5
6 1. The trustee, Michael P. Klein, is hereby authorized to sell real property commonly known as
7 17225 Bulltrout Lane, Mount Vernon, WA 98274 to Krista I. Jellison for \$382,000.00 cash at closing, or
8 such higher sum as may be negotiated to close the sale.

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10 2. The trustee is authorized to execute a Trustee's Quitclaim Deed in connection with this sale,
11 as well as any other documents that are reasonably necessary to carry out and complete the sale.

12
13 3. The trustee is authorized to sell the property free and clear of all liens, judgments, warrants,
14 encumbrances and interests, including, without limitation, the first deed of trust held by Ocwen Loan
15 Servicing, LLC. (hereinafter "Ocwen"), and all of the foregoing successors or assigns, pursuant to 11
16 U.S.C. §§363(f)(2) and (5).

17 To the extent that there are insufficient funds to pay the secured claim of Ocwen, its successors
18 or assigns, the trustee must obtain the consent and approval of the sale in a signed writing provided by
19 Ocwen, its successors or assigns, authorized agent. Any liens, judgments, warrants, encumbrances, and
20 interests that are not satisfied at the time of closing shall attach to the net proceeds (except for the
21 buyer's premium noted in paragraph 6 below) that the trustee receives from the sale, so that the validity
22 and/or priority of same may be determined by the Bankruptcy Court at a later date. The trustee
23 specifically reserves the right to contest each encumbrance or alleged encumbrance against the subject
24 property.
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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 17225 Bulltrout Lane, Mount
Vernon, WA 98274 - 2

MICHAEL P. KLEIN
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1 4. The trustee is authorized to pay through escrow a sales commission up to 6% of the sales
2 price, with such amount to be divided among RE/MAX Eastside Brokers (the trustee's broker) and the
3 other agents and/or brokers who were involved in this transaction, and the trustee is hereby further
4 authorized to pay any excise taxes that become due on the subject property, as well as the estate's share
5 of any unpaid real estate taxes that are due on the subject property, prorated to the date of closing, as
6 well as the cost of purchasing an owners title insurance policy and the estate's share of any and all other
7 customary closing costs that are necessary to carry out and complete the sale of the 17225 Bulltrout
8 Lane, Mount Vernon, WA 98274 property, and it is further ordered that the trustee is authorized to make
9 the disbursements to creditors that are described above, at the time of closing through escrow.
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11 5. The buyer shall be allowed to keep or dispose of any personal property, fixtures and other
12 items left on the subject property after closing as the buyers determine is appropriate.
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14 6. The buyer's premium of \$20,000.00 will be held by the trustee, free and clear of any liens or
15 interests, and shall be preserved by the trustee pending further order of the court. At least one half of the
16 buyer's premium shall be distributed to pre-petition unsecured creditors. Calculation of the maximum
17 trustees compensation in this case, pursuant to 11 U.S.C. §326, may include the applicable percentage
18 amount for monies disbursed as a result of this sale transaction. However, such amount resulting from
19 this transaction shall not exceed one half of the buyer's premium carveout less the amount of any
20 allowed fees incurred by the trustee's attorneys in connection with this sale transaction.
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22 7. The buyer or buyers are good faith purchaser of the subject property within the meaning of
23 11 U.S.C. §363(m).
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25 8. The automatic stay under Federal Rule of Bankruptcy Procedure 6004(h) shall not apply to
26 the transaction(s) approved in this order.
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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 17225 Bulltrout Lane, Mount
Vernon, WA 98274 - 3

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1 9. The trustee shall hold all of the remaining proceeds from this sale in a trustee's estate bank
2 account subject to further court order.

3 /// End of Order ///

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5 Presented by:

6 /s/Michael P. Klein
7 Michael P. Klein, Chapter 7 Trustee
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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 17225 Bulltrout Lane, Mount
Vernon, WA 98274 - 4

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