

Return Address:

Malcolm Cisneros

2112 Business Center Drive

Irvine, CA 92612

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 Certificate of Sale of Real Property 2. _____

3. _____ 4. _____

Reference Number(s) of Documents assigned or released: Lis Pendens recorded 9-22-15

Additional reference #'s on page _____ of document as Doc # 201509220123

Grantor(s) Exactly as name(s) appear on document

1. Skagit County Sheriff _____

2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. CIT Bank, N.A. _____

2. _____

Additional names on page _____ of document.

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

Lot(s): 21 PRESENTIN CREEK WILDERNESS DIV. NO. 2

Additional legal is on page 3 of document.**Assessor's Property Tax Parcel/Account Number**

assigned

3969-000-021-0008

☐ Assessor Tax # not yet

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

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party**Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements**

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

CIT BANK, N.A.,

Plaintiff,

vs.

ESTATE OF JAMES C. BOYD; UNKNOWN HEIRS OF JAMES C. BOYD, heirs; JAMES BOYD, heir; DIANE MCKINLEY, heir; GREGORY BOYD, heir; and all other persons, parties or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property,

Defendants.

Cause No.: **15-2-01330-3**

SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY

Parcel Number: P68131

Partial Legal Description: Lot 21
Pressentin Creek Wilderness Div 2

ORIGINAL

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 2nd day of May 2018, in an action wherein CIT BANK, N.A. is plaintiff and ESTATE OF JAMES C. BOYD; UNKNOWN HEIRS OF JAMES C. BOYD, heirs; JAMES BOYD, heir; DIANE MCKINLEY, heir; GREGORY BOYD, heir; and all other persons, parties or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property 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 \$177,670.28 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 26th day of October 2018, 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:

CIT BANK, N.A.
c/o MALCOLM & CISNEROS
ATTN: NATHAN F. SMITH

2112 BUSINESS CENTER DR.
IRVINE, CA 92612

Who made the highest and best bid therefore of \$170,000.00 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: P68131 / 3969-000-021-0008

Lot 21, "Pressentin Creek Wilderness Div. No. 2," according to the plat thereof, recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington. Situate in Skagit County, Washington.

Also commonly known as 9120 East Pressentin Drive, Concrete, WA 98237.

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 subject to redemption in 8 months as provided by law.

Given under my hand this 26th day of October 2018.

WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

By:

Melinda Larsen

Melinda Larsen
Civil Assistant

I certify that I know or have satisfactory evidence that Melinda Larsen 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 26th day of October 2018.

Jamie D. Bredstrand

Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2022.

