

Return Address:

McCarthy & Holthus, LLP
 Attn: Grace Chu, WSBA No. 51256
 108 1st Avenue South, Ste. 300
 Seattle, WA 98104
 WA-16-746533-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)

Sheriff's Certificate of Sale of Real

1. Property 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released: 201012280121

Additional reference #'s on page _____ Of document.

Grantor(s) (Last name, first name, initials) (Exactly as name(s) appear on Mortgage (Borrowers))

1. Don McDermott, Sheriff of Skagit County , _____
 2. _____ , _____

Additional names on page _____ of document.

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

1. U.S. BANK NATIONAL ASSOCIATION , _____
 2. _____ , _____

Additional names on page _____ of document

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

LOT 13, "PLAT OF ANKNEY HEIGHTS," AUDITOR'S FILE NO. 200108230090

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

4779-000-013-0000

☐ 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.

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**U.S. BANK NATIONAL ASSOCIATION,**

Plaintiff,

vs.

**LARRY PRENTICE; SHERLINDE PRENTICE;
ANKNEY HEIGHTS HOMEOWNERS
ASSOCIATION; OCCUPANTS OF THE
PROPERTY,**

Defendants.

Cause No.: **17-2-01143-9****SHERIFF'S CERTIFICATE OF SALE OF
REAL PROPERTY****ORIGINAL**

Parcel Number: P118258

Partial Legal Description: Lot 13, Ankney
Heights

I, DON McDERMOTT, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a In Rem Default Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 12th day of March 2018, in an action wherein U.S. BANK NATIONAL ASSOCIATION, is plaintiff and LARRY PRENTICE; SHERLINDE PRENTICE; ANKNEY HEIGHTS HOMEOWNERS ASSOCIATION; OCCUPANTS OF 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 \$396,269.18 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 10th day of May 2019, 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:

U.S. BANK NATIONAL ASSOCIATION
c/o MCCARTHY & HOLTHUS, LLP
108 1ST AVE. S; #300
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$428,817.23 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: P118258 / 4779-000-013-0000

Lot 13, "Plat of Ankney Heights," as per plat recorded on August 23, 2001 under Auditor's File No. 200108230090, records of Skagit County, Washington.

TOGETHER WITH a 50% undivided interest in Lot A delineated on the face of said plat, also known as a private roadway. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Also commonly known as 306 Longtime Lane, Sedro-Woolley, WA 98284.

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 10th day of May 2019.

DON McDERMOTT, 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 Don McDermott, 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 10th day of May 2019.

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.

