

**201908120084**08/12/2019 01:56 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor**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 Deed to Real Property 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released: Lis Pendens Rec 9-22-15
Additional reference #'s on page _____ of document 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 Pressentin Creek Wilderness Div. No.2Additional legal is on page 3 of document.**Assessor's Property Tax Parcel/Account Number**
assigned☐ Assessor Tax # not yet

3969-000-021-0008

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**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3385

AUG 12 2019

Amount Paid \$0
Skagit Co. Treasurer
By *ndm* Deputy

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 DEED
TO REAL PROPERTY**

Parcel Number: P68131

Partial Legal Description: Lot 21
Pressentin Creek Wilderness Div 2

ORIGINAL

I, Don McDermott, Sheriff of Skagit County, State of Washington, do hereby certify that a ORDER OF SALE did issue out of the Superior Court of SKAGIT County, Washington, on August 8, 2018, upon a judgment rendered in Superior Court of SKAGIT County, Washington on May 2, 2018, in favor of CIT BANK, N.A., for the sum of One Hundred Seventy Seven Thousand, Six Hundred Seventy Dollars and Twenty Eight Cents (\$177,670.28).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on August 27, 2018, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the ORDER OF SALE.

The Sheriff did, in obedience to the ORDER OF SALE, levy upon the real property described below, and on October 26, 2018, sold the real property at public auction, for cash in hand, at the front door of the Skagit County Courthouse, 205 W. Kincaid, Mount Vernon, Skagit County, Washington, at 10:30 AM, after having first given notice of the time and place of the sale according to law.

At the sale, the premises were sold to CIT BANK, N.A. ("Purchaser"), the highest and best bidder, for the sum of One Hundred Seventy Thousand Dollars (\$170,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on November 27, 2018, the above entitled court in its order made and duly entered, confirmed said sale.

Any further possible redemption of the real estate, as of this date, has expired.

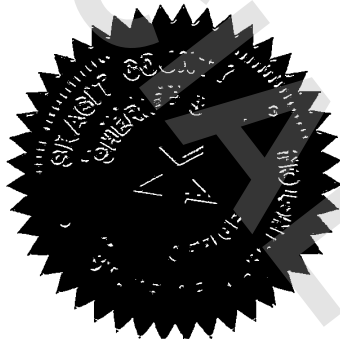
Now, therefore, I, Don McDermott, the Sheriff of Skagit County, by virtue of the ORDER OF SALE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm CIT BANK, N.A., as the purchaser at said sale, or his successor in interest, or as a redemptioner so hereto entitled, and to his heirs, successors, and assigns forever the real estate described below.

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.

Given under my hand this 15th day of July 2019.



Don McDermott
Sheriff of Skagit County, State of Washington
600 South 3rd Street
Mount Vernon WA 98273

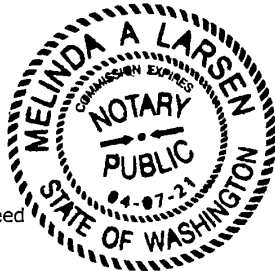
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 15th day of July 2019, personally appeared Don McDermott, Sheriff of the County of Skagit, State of Washington, personally known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes, in the capacity therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above mentioned.



Melinda Larsen, NOTARY PUBLIC in and for the
State of Washington, residing in Sedro-Woolley.
My commission expires April 7, 2021.