

Return Address:

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WA-17-798992-JUD

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11/04/2019 09:25 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

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:

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. Wells Fargo Bank, N.A. , _____
2. _____ , _____

Additional names on page _____ of document

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

LOT 269, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number

P125481, 4915-000-269-0000

☐ 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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**WELLS FARGO BANK, N.A.,**

Plaintiff,

vs.

**NANCY S. SMITH AKA NANCY SUE SMITH;
THE UNKNOWN HEIRS AND DEVISEES OF
SCOTT A SMITH AKA SCOTT SMITH; SKAGIT
HIGHLANDS HOMEOWNERS ASSOCIATION
AKA SKAGIT HIGHLANDS, LLC; SECRETARY
OF HOUSING AND URBAN DEVELOPMENT;
OCCUPANTS OF THE PROPERTY,**

Defendants.

Cause No.: **17-2-01911-29****SHERIFF'S CERTIFICATE OF SALE OF
REAL PROPERTY**

Parcel Number: P125481

Partial Legal Description: Lt 269 Skagit
Highlands Div V phase 1**ORIGINAL**

I, DON McDERMOTT, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Default Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 1st day of March 2019, in an action wherein WELLS FARGO BANK, N.A., is plaintiff and NANCY S. SMITH AKA NANCY SUE SMITH; THE UNKNOWN HEIRS AND DEVISEES OF SCOTT A SMITH AKA SCOTT SMITH; SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION AKA SKAGIT HIGHLANDS, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 \$275,662.86 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 21st day of June 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:

WELLS FARGO BANK, N.A.
c/o MCCARTHY & HOLTHUS, LLP
108 1ST AVE. S; STE 300
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$273,000.00 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: P125481 / 4915-000-269-0000

LOT 269, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 5250 Razor Peak Dr., Mount Vernon, WA 98273.

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 1 year as provided by law.

Given under my hand this 21st day of June 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 21st day of June 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.

