

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 <u>must</u> be filled in)	
1. Sheriff's Deed to Real 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, Ankney Heights	
Additional legal is on page _____ of document	
Assessor's Property Tax Parcel/Account Number 4779-000-013-0000	
<input type="checkbox"/> 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.	

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2020-705
Date 02/26/2020

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 DEED
TO REAL PROPERTY**

Parcel Number: P118258

Partial Legal Description: Lot 13,
Ankney Heights

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 March 11, 2019, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 12, 2018, in favor of U.S. BANK NATIONAL ASSOCIATION, for the sum of Three Hundred Ninety Six Thousand, Two Hundred Sixty Nine Dollars and Eighteen Cents (\$396,269.18).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on March 21, 2019, 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 May 10, 2019, 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 U.S. BANK NATIONAL ASSOCIATION ("Purchaser"), the highest and best bidder, for the sum of Four Hundred Twenty Eight Thousand, Eight Hundred Seventeen Dollars and Twenty Three Cents (\$428,817.23). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on June 7, 2019, 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 U.S. BANK NATIONAL ASSOCIATION 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: 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.

Given under my hand this 11th day of February 2020.



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

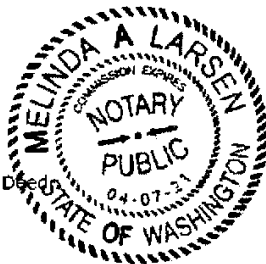
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 11th day of February 2020, 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
Melinda Larsen, NOTARY PUBLIC in and for the
State of Washington, residing in Sedro-Woolley.
My commission expires April 7, 2021.