



202002270057

02/27/2020 11:12 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Sheriff's Deed
18-2-00640-29

Grantor: Skagit County Sheriff

Grantee: Cape Horn Maint. Co.

Legal Description: Lots 30 & 31, Block C. Div. 1, Cape Horn

Assessor's Property Tax Parcel or Account No.: P62954; P62955

Reference Nos of Documents Assigned or Released: 201904120037

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020711
FEB 27 2020

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation,**

Plaintiff,

vs.

**ARTELLA L. MADSON & GARY W. MADSON,
or the heirs & devisees of either if deceased,**

Defendants.

Cause No.: **18-2-00640-29**

**SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P62954 & P62955
Partial Legal Description: LTS 30 &
31, BLK C, DIV 1 "CAPE HORN"

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 December 20, 2018, upon a judgment rendered in Superior Court of SKAGIT County, Washington on November 21, 2018, in favor of CAPE HORN MAINTENANCE Co., a Washington nonprofit corporation, for the sum of Seven Thousand Nine Hundred Seven Dollars and Ninety Four Cents (\$7,907.94).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on January 7, 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 March 1, 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 CAPE HORN MAINTENANCE Co., a Washington nonprofit corporation ("Purchaser"), the highest and best bidder, for the sum of Nine Thousand Eight Hundred Eighty One Dollars and Eighty Two Cents (\$9,881.82). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on March 29, 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 CAPE HORN MAINTENANCE Co., a Washington nonprofit corporation 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: P62954 / 3868-003-030-0003 &
P62955 / 3868-003-031-0002

Lots 30 and 31, Block C, Division 1, "Cape Horn on the Skagit, Skagit County, Washington", as per the plat recorded in Volume 8 of Plats, pages 92-97 inclusive, records of Skagit County, Washington.

Also commonly known as No rural address.

Given under my hand this 25th day of February 2020.



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

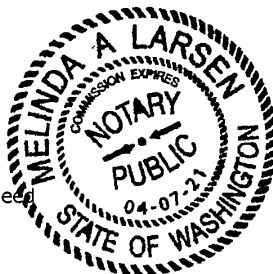
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 25th 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.