

**Return Address:**  
2112 Business Center Dr.  
Irvine, CA 92612

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Marissa Guerrero  
Affidavit No. 2020-1146  
Date 03/30/2020

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

<b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <b>must</b> be filled in)	
1. Sheriff's Deed to Real Property	
<b>Reference Number(s) of Documents assigned or released:</b> Lis Pendens Rec: 7-20-16 Doc # 201607200035	
Additional reference #'s on page _____ of document	
<b>Grantor(s)</b> (Last name, first name, initials) 1. Skagit County Sheriff  Additional names on page 2 of document.	
<b>Grantee(s)</b> (Last name first, then first name and initials) 1. Nationstar Mortgage LLC D/B/A Champion Mortgage Company  Additional names on page 2 of document.	
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range)  PTN NE NW and NW NE, 29-34-04 and PTN Tract A Greenstreets Second Add  Additional legal is on page <u>3</u> of document.	
<b>Assessor's Property Tax Parcel/Account Number</b>	<input type="checkbox"/> Assessor Tax # not yet assigned
P28520 / 34049-0-329-0007 and P53007 / 3726-000-042-0007	
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.

\_\_\_\_\_  
Signature of Requesting Party

**SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**

**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION  
MORTGAGE COMPANY,**

Plaintiff,

vs.

**ROBERT E. SMITH as Administrator for the  
Estate of George Edwin Harris, III and the  
Estate of Shirlene L. Harris; DISCOVER BANK, a  
corporation; CITY OF MOUNT VERNON, a  
government entity; and all other persons or  
parties 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, collectively  
designated as DOES 1 through 50, inclusive,**

Defendants.

Cause No.: **16-2-00915-1**

**SHERIFF'S DEED  
TO REAL PROPERTY**

Parcel Number; P28520 and P53007

Partial Legal Description: PTN NE  
NW AND NW NE, 29-34-04 AND PTN  
TRACT A GREENSTREETS SECOND  
ADD

**ORIGINAL**

I, Don McDermott, Sheriff of Skagit County, State of Washington, do hereby certify that a ORDER OF SAL did issue out of the Superior Court of SKAGIT County, Washington, on April 9, 2019, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 26, 2019, in favor of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, for the sum of Two hundred Thirty Six Thousand, Five Hundred Twenty Nine Dollars and Eighty Six Cents (\$236,529.86).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on May 6, 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 June 28, 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 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY ("Purchaser"), the highest and best bidder, for the sum of Two Hundred Thirty Five Thousand Dollars (\$235,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on August 14, 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 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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: P28520 / 340429-0-329-0007 and  
P53007 / 3726-000-042-0007

**PARCEL A:**

The East 113 feet of that portion of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, lying South of a line 430.01 feet South of and parallel with the North line of said subdivision and North of a line 502.51 feet South of and parallel with the North line of said subdivision; Situated in Skagit County, Washington.

**PARCEL B:**

The South 70 feet of Tract "A" of Greenstreet's Second Addition, as per plat recorded in Volume 7 of Plats, page 15, records of Skagit County, Washington. Situated in Skagit County, Washington

**PARCEL C:**

The North 2.50 feet of that portion of the Northwest Quarter of the Northeast Quarter of Section 29, Township 34 North, Range 4 East W.M., lying South of Tract "A" of Greenstreet's Second Addition, as per plat recorded in Volume 7 of Plats, page 15, records of Skagit County, Washington, and lying West of Denny Place as shown on the face of said plat.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1309 Denny Place, Mount Vernon, WA 98274..

Given under my hand this 3rd day of March 2020.



*Don McDermott*  
\_\_\_\_\_  
Don McDermott  
Sheriff of Skagit County, State of Washington  
600 South 3<sup>rd</sup> Street  
Mount Vernon WA 98273

STATE OF WASHINGTON

SS.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 3rd day of March 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.