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04/03/2020 12:20 PM Pages: 1 of 9 Fees: \$111.50
Skagit County Auditor

Return To:

Skagit County Sheriff's Office
Civil Division
600 South Third Street
Mount Vernon, WA 98273

Date: April 2, 2020

Skagit County Superior Court No: 18-2-01184-29

Document Title:

1. Sheriff's Levy - Notice of Execution Upon Real Property

Grantor(s) -- Last Name, First Name, Middle Initial (Defendant):

1. MAYNARD, JIMMY R.
2. JENKINS, DORIS J.
3. ET AL

Grantee(s) -- Last Name, First Name, Middle Initial (Plaintiff):

1. BANK OF AMERICA, N.A.

Assessor's Parcel/Tax ID Number:

P17791 / 330434-2-006-0304

Legal Description:

Described in the Deed of Trust as:

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

Tract 26 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled "FREMALI'S COUNTRY ESTATES PHASE II", approved November 11, 1982, and recorded November 24, 1982 under Auditor's File No. 8211240002 in Volume 6 of Short Plats, Pages 35 and 36, records of Skagit County, Washington, and being located in

Section 34, Township 33 North, Range 4 East, W.M.; Together with a non-exclusive easement for ingress, egress and utilities over and across that certain private road primarily 60 feet in width, as delineated on the face of said 5 Acre Subdivision No. 522-81, and over and across that certain private road delineated on the face of that certain 5 Acre Parcel Subdivision 501-80, recorded under Auditor's File No. 8009240045, records of Skagit County, Washington. Said road being designated as Tract "A" and as Fremali Lane on the face of said 5 Acre Subdivision Map Nos. 501-80 and 501-81.

Being the same property as described in Deed Instrument No. 200104190131, Dated 04/10/2001 and Recorded 04/19/2001 in Skagit County Records.

And now known as:

Parcel A

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Together with a non-exclusive easement for ingress, egress and utilities over and across that certain private road primarily 60 feet in width, as delineated on the face of said 5 Acre Subdivision No. 522-81, and over and across that certain private road delineated on the face of that certain 5 Acre Parcel Subdivision 501-80, recorded under Auditor's File No. 8009240045, records of Skagit County, Washington. Said road being designated as Tract "A" and as Fremali Lane on the face of said 5 Acre Subdivision Map Nos. 501-80 and 501-81.

Parcel B

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

That portion of Lot 27 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled "FREMALI'S COUNTRY ESTATES PHASE II", approved November 11, 1982, and recorded November 24, 1982 under Auditor's File No. 8211240002 in Volume 6 of Short Plats, Pages 35 and 36, records of Skagit County, Washington, and being located in Section 34, Township 33 North, Range 4 East, W.M. more particularly described as follows:

Commencing at the most westerly corner of the lot line between said Lots 26 and 27 of the above referenced five acre segregation; thence N 40° 54' 20" E. along the Northerly line of said lot line a distance of 103.00 feet; thence N 53° 21' 39" E a distance of 29.70 feet to the true point of beginning; thence S 29° 35' 55" E a distance of 11.60 feet; thence N 76° 51' 55" E a distance of 16.88 feet; thence N 64° 24' 29" E a distance of 54.69 feet; thence N 74° 12' 45" E a distance of 60.34 feet; thence N 72° 26' 52" E a distance of 73.80 feet; thence N 59° 32' 17" E a distance of 28.16 feet; thence N 12° 30' 48" W a distance of 22.29 feet; thence N 19° 29' 27" W a distance of 26.65 feet; thence N 21° 04' 37" E a distance of 15.93 feet; thence N 57° 06' 53" E a distance of 45.22 feet; thence N 25° 13' 12" E a distance of 14.02 feet; thence N 11° 57' 06" W a distance of 27.69 feet to a point on the Northerly line of said Lot 27; thence S 53° 21' 39" W along said line a distance of 329.10 feet to the true point of beginning.

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

Plaintiff,

vs.

**JIMMY R. MAYNARD; DORIS J. JENKINS;
UNITED STATES OF AMERICA; JOHN
AND/OR JANE DOE, UNKNOWN
OCCUPANTS/CO-HABITANTS OF THE
SUBJECT PREMISES,**

Defendants.

Cause No.: **18-2-01184-29****SHERIFF'S NOTICE OF EXECUTION
UPON REAL PROPERTY****ORIGINAL**

To the Auditor of Skagit County, State of Washington, and to whom it may concern, Greetings:

Under and by virtue of an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 12th day of March 2020, by the Clerk thereof, a true copy of said order being hereto attached and made a part hereof, to me as Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendants JIMMY R. MAYNARD; DORIS J. JENKINS; UNITED STATES OF AMERICA; JOHN AND/OR JANE DOE, UNKNOWN OCCUPANTS/CO-HABITANTS OF THE SUBJECT PREMISES, in said Order of Sale named, in and to the real estate, situated in Skagit County, State of Washington, bounded and described as follow, to-wit:

Assessor's Parcel/Tax ID Number: P17791 / 330434-2-006-0304

Described in the Deed of Trust as:

All that certain parcel of land situate in the County of Skagit, State of Washington, being known and designated as follows:

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Said road being designated as Tract "A" and as Fremali Lane on the face of said 5 Acre Subdivision Map Nos. 501-80 and 501-81.

Being the same property as described in Deed Instrument No. 200104190131, Dated 04/10/2001 and Recorded 04/19/2001 in Skagit County Records.

And now known as:

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Parcel B

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Commencing at the most westerly corner of the lot line between said Lots 26 and 27 of the above referenced five acre segregation; thence N 40° 54' 20" E. along the Northerly line of said lot line a distance of 103.00 feet; thence N 53° 21' 39" E a distance of 29.70 feet to the true point of beginning; thence S 29° 35' 55" E a distance of 11.60 feet; thence N 76° 51' 55" E a distance of 16.88 feet; thence N 64° 24' 29" E a distance of 54.69 feet; thence N 74° 12' 45" E a distance of 60.34 feet; thence N 72° 26' 52" E a distance of 73.80 feet; thence N 59° 32' 17" E a distance of 28.16 feet; thence N 12° 30' 48" W a distance of 22.29 feet; thence N 19° 29' 27" W a distance of 26.65 feet; thence N 21° 04' 37" E a distance of 15.93 feet; thence N 57° 06' 53" E a distance of 45.22 feet; thence N 25° 13' 12" E a distance of 14.02 feet; thence N 11° 57' 06" W a distance of 27.69 feet to a point on the Northerly line of said Lot 27; thence S 53° 21' 39" W along said line a distance of 329.10 feet to the true point of beginning.

TAX/ PARCEL ID: 330434-2-006-0304 (P17791)I

Also commonly known as 23583 Fremali Lane, Mount Vernon, WA 98274.

Given under my hand this 2nd day of April 2020.

Don McDermott, Sheriff

By: Melinda Larsen
Melinda Larsen, Civil Assistant

RECEIVED
2020 MAR 23 AM 10:22
CLERK OF SUPERIOR COURT

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

Bank of America, N.A.

Plaintiff,

vs.

JIMMY R. MAYNARD; DORIS J. JENKINS;
UNITED STATES OF AMERICA; JOHN
AND/OR JANE DOE, UNKNOWN
OCCUPANTS/CO-HABITANTS OF THE
SUBJECT PREMISES,

Defendants

No. 18-2-01184-29

WRIT FOR ORDER OF SALE
Eight (8) Month Redemption Period

(Clerk's Action Required)

FROM: THE SKAGIT COUNTY SUPERIOR COURT CLERK's OFFICE

TO: THE SHERIFF OF SKAGIT COUNTY, WASHINGTON

On March 2, 2020, a Judgment and Decree of Foreclosure was entered in favor of Bank of America, N.A. ("Plaintiff") against Defendants Jimmy R. Maynard, Doris J. Jenkins, United States of America, and John and/or Jane Doe, Unknown Occupants/Co-Habitants of the Subject Premises. The Judgment forecloses the interests of all the Defendants in and to the following described property ("Property") commonly known as 23583 FREMALI LANE, Mount Vernon, WA 98274 for the total sum of \$459,198.60, plus additional pre-judgment interest at the per

S&S 18-123420 Writ for Order of Sale

1

1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
Telephone (360) 260-2253 (800)970-5647
Fax (360) 260-2285
ksutherland@logs.com

ORIGINAL

diem rate specified in the judgment until entry of the same and additional post-judgment interest thereon at the rate of 4.25% per annum following March 2, 2020 until satisfied. The Property is situated in Skagit County State of Washington, is legally described as follows:

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TAX/ PARCEL ID: 330434-2-006-0304 (P17791)

SHORT LEGAL: Ptn. Section 34, Township 33 North, Range 4 East; (aka Lot 26 and ptn. Lot 27 of 5-Acre Subdiv. #522-81 entitled Fremali's Country Estates Phase 2)

Judgment Debtors: JIMMY R. MAYNARD, and DORIS J. JENKINS, (in rem)

THEREFORE, pursuant to RCW 61.12.060, and in the name of the State of Washington, you are hereby commanded to sell the Property, or so much thereof as may be necessary, in order to satisfy the Judgment, including post-judgment interest and costs and setting the redemption period for Eight (8) months.

MAKE RETURN HEREOF within sixty (60) days of the date indicated below, showing you have executed the same.

Pursuant to RCW 6.21.050(2), the Sheriff may adjourn the foreclosure sale from time to time, not exceeding thirty (30) days beyond the last date at which this Writ is made returnable, with the consent of the Plaintiff endorsed upon this Writ by a contemporaneous writing.

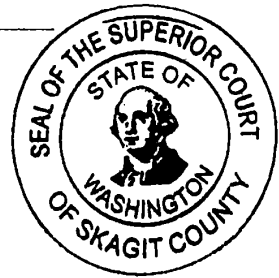
WITNESS, the Honorable David A. Svaren

Judge of the Superior Court and the seal of said Court, affixed this Day of

MAR 12 2020, 2020, at Mt. Vernon, Washington.

By: MELISSA BEATON
Superior Court Clerk

By: [Signature]
Deputy Clerk



Presented by:

Attorneys for Plaintiff,
JANEWAY LAW FIRM, LLC

By: [Signature] 3/12/2020

[] James A. Craft #47763 [jcraft@janewaylaw.com]
[x] Kelly D. Sutherland #21889 [ksutherland@janewaylaw.com]
[] Sally D. Robinson # 52821 [srobinson@janewaylaw.com]
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
6950 SW Hampton Street, Suite 340, Tigard, OR 97223
(360) 260-2253; Fax (360) 260-2285

THIS WRIT SHALL BE AUTOMATICALLY EXTENDED FOR THIRTY (30) DAYS FOR THE PURPOSES OF SALE