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06/03/2020 11:24 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
19-2-00537-29

Grantor: Skagit County Sheriff

Grantee: Cape Horn Maint. Co.

Legal Description: Lot 33, Block F, Cape Horn Div. 2

Assessor's Property Tax Parcel or Account No.: P63207

Reference Nos of Documents Assigned or Released: 201910240067

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201975
JUN 03 2020

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

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

Plaintiff,

vs.

**RYAN K. KESSLER, an unmarried person; STATE
OF WASHINGTON,**

Defendant.

Cause No.: **19-2-00537-29**

**SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P63207

Partial Legal Description: CAPE
HORN ON THE SKAGIT SUB-DIV 2
LOT 33 BLOCK F

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 January 1, 2019, upon a judgment rendered in Superior Court of SKAGIT County, Washington on July 11, 2019, in favor of CAPE HORN MAINTENANCE CO., A WASHINGTON NONPROFIT CORPORATION, for the sum of Five Thousand Nine Hundred Fifty Five Dollars and Ninety Nine Cents (\$5,955.90).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on August 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 September 20, 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 Seven Thousand Three Hundred Ten Dollars and Sixty Five Cents (\$7,310.65). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on October 21, 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: P63207 / 3869-006-033-0002

Lot 33, Block F, "Cape Horn on the Skagit, Div. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

Also commonly known as 7494 Maple Street, Concrete, WA 98237.

Given under my hand this 26th day of May 2020.



Don McDermott

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

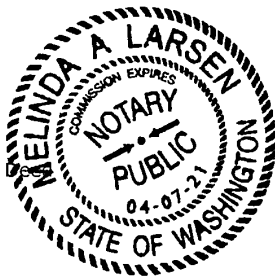
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 26th day of May 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.