



202007020088

07/02/2020 11:30 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Return Address:

MODERN INVESTMENTS, LLC
13112 NE 20th Street Ste. 100
Bellevue, WA 98005

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 **must** be filled in)

- 1. Sheriff's Deed
- 2. _____
- 3. _____
- 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

- 1. Skagit County Sheriff
- 2. _____

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

- 1. MODERN INVESTMENTS, LLC
- 2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

TRACT 5, BUTLER ADDITION TO SEDRO WOOLLEY

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

P.76315 / 4153-000-005-0002

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020 2434
JUL 02 2020

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

ALABAMA HOUSING FINANCE AUTHORITY,

Plaintiff,

vs.

**THE ESTATE OF SHADOW HELLER; UNKNOWN
HEIRS AND DEWISEES OF SHADOW HELLER;
WASHINGTON STATE HOUSING FINANCE
COMMISSION; PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN
OR INTEREST IN THE PROPERTY DESCRIBED IN
THE COMPLAINT HEREIN,**

Defendants.

Cause No.: **17-2-01704-29**

**SHERIFF'S AMENDED DEED
TO REAL PROPERTY**

Parcel Number: P76315

Partial Legal Description: Tr 5 butler
add to Sedro-Woolley

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 April 5, 2019, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 1, 2019, in favor of ALABAMA HOUSING FINANCE AUTHORITY, for the sum of Two Hundred Three Thousand Two Hundred Seven Dollars and Eighty Five Cents (\$203,207.85).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on May 1, 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 21, 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 PRIME ACRE PROPERTIES, LLC ("Purchaser"), the highest and best bidder, for the sum of One Hundred Fifty Five Thousand Five Hundred Dollars (\$155,500.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on September 6, 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.

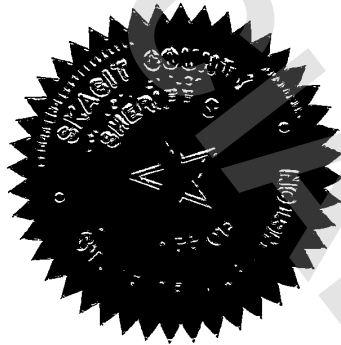
Now, therefore, I, Don McDermott, the Sheriff of Skagit County, by virtue of the ORDER OF SALE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm MODERN INVESTMENTS, LLC as a redemptioner so hereto entitled, and to his heirs, successors, and assigns forever the real estate described below.

Assessor's Parcel/Tax ID Number: P76315 / 4153-000-005-0002

TRACT 5, BUTLER ADDITION TO SEDRO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 100. RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1318 Railroad Ave, Sedro Woolley, WA 98284.

Given under my hand this 29th day of May 2020.



Don McDermott

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

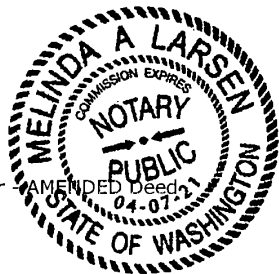
STATE OF WASHINGTON

SS.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 29th 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.