

Return Address:

McCarthy & Holthus, LLP
 Attn: Lance Olsen, WSBA No. 25130
 108 1st Avenue South, Ste. 300
 Seattle, WA 98104
 WA-17-798992-JUD

Real Estate Excise Tax
 Exempt
 Skagit County Treasurer
 By Marissa Guerrero
 Affidavit No. 2020-2516
 Date 07/09/2020

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 <u>must</u> be filled in)	
1. <u>Sheriff's Deed to Real Property</u>	2. _____
3. _____	4. _____
Reference Number(s) of Documents assigned or released: 201210230056	
Additional reference #'s on page _____ Of document.	
Grantor(s) (Last name, first name, initials)	
Don McDermott, Sheriff of Skagit County,	
1. <u>State of Washington</u>	, _____
2. _____	, _____
Additional names on page _____ of document.	
Grantee(s) (Last name first, then first name and initials)	
1. <u>Wells Fargo Bank, N.A.</u>	
2. _____	
Additional names on page _____ of document	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 269, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.	
Additional legal is on page _____ of document	
Assessor's Property Tax Parcel/Account Number P125481, 4915-000-269-0000 <input type="checkbox"/> Assessor Tax # not yet assigned	
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**WELLS FARGO BANK, N.A.,**

Plaintiff,

vs.

NANCY S. SMITH AKA NANCY SUE SMITH; THE UNKNOWN HEIRS AND DEVISEES OF SCOTT A SMITH AKA SCOTT SMITH; SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION AKA SKAGIT HIGHLANDS, LLC; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OCCUPANTS OF THE PROPERTY,

Defendants.

Cause No.: **17-2-01911-29****SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P125481

Partial Legal Description: Lt 269
Skagit Highlands Div V phase 1**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 4, 2019, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 1, 2019, in favor of WELLS FARGO BANK, N.A., for the sum of Two Hundred Seventy Five Thousand, Six Hundred Sixty Two Dollars and Eighty Six Cents (\$275,662.86).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on April 25, 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 WELLS FARGO BANK, N.A. ("Purchaser"), the highest and best bidder, for the sum of Two Hundred Seventy Three Thousand Dollars (\$273,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on July 23, 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 WELLS FARGO BANK, N.A., 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: P125481 / 4915-000-269-0000

LOT 269, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 5250 Razor Peak Dr., Mount Vernon, WA 98273.

Given under my hand this 1st day of July 2020.



Don McDermott

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

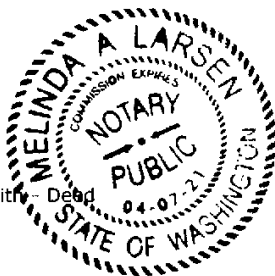
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 1st day of July 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.