



**202205240098**

05/24/2022 04:03 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2142  
MAY 24 2022

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

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

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

Plaintiff,

VS.

**JOHN NESTOR, as his separate property if  
married,**

Defendant.

Cause No.: **19-2-01159-29**

**SHERIFF'S DEED  
TO REAL PROPERTY**

Parcel Numbers:  
P63269/P63270/P63271

Partial Legal Description: CAPE  
HORN ON THE SKAGIT SUB-DIV 2  
LOTS 33, 34 AND 35 BLK H

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 May 20, 2021, upon a judgment rendered in Superior Court of SKAGIT County, Washington on December 18, 2020, in favor of CAPE HORN MAINTENANCE Co., a Washington nonprofit corporation, for the sum of Nineteen Thousand, Nine Dollars and Fifty Six Cents (\$19,009.56).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on March 25, 2021, 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 July 30, 2021, 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 REBECCA CLAUS ("Purchaser"), the highest and best bidder, for the sum of Twenty-Two Thousand, Fifty-Three Dollars (\$22,053.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on October 29, 2021, 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.

**ORIGINAL**

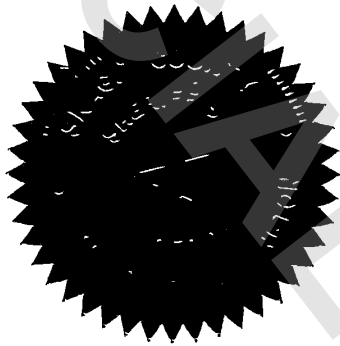
Now, therefore, I, Don McDermott, the Sheriff of Skagit County, by virtue of the ORDER OF SALE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm REBECCA CLAUS as the purchaser at said sale, or his successor 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: P63269 / 3869-008-033-0008  
 P63270 / 3869-008-034-0007  
 P63271 / 3869-008-035-0006

Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

Also commonly known as 41956 N Shore Lane, Concrete, WA 98237.

Given under my hand this 12th day of May 2022.



*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 12th day of March 2022, 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 March 17, 2025.