

When recorded return to:
Tippawan Wongkaew and Anchalee Sacchia
3009 Arbor Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223444
Aug 22 2022
Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-15315

QUIT CLAIM DEED

GRANTOR Virginia Andrews Burdette, in her capacity as the bankruptcy trustee for the chapter 7 bankruptcy estate of Ernesto Ramos Alvarado and Alicia Alvarado-Cisneros, bankruptcy case number 20-12436 pending in the United States Bankruptcy Court for the Western District of Washington at Seattle ("Estate"), pursuant to the Order Approving Sale of Real Property Free and Clear of Liens, entered on July 25, 2022, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM to GRANTEES Tippawan Wongkaew and Anchalee Sacchia, a married couple, all of the Estate's interest in the following described real estate, located at 3009 Arbor Street, Mount Vernon, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

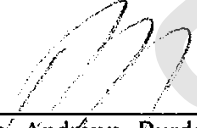
Lot 68, "ROSEWOOD PUD PHASE 2, DIVISION 1", as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

Tax Parcel Number P121109

Said interest is subject to any all easements, covenants, restrictions, reservations, conditions, rights of way, zoning, and other ordinances and laws, if any, enforceable at law or in equity.

The conveyance of the real property herein is made pursuant to the terms of the Order referenced above, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and is made free and clear of all liens, interests, and encumbrances, which shall no longer attach to the real property. The conveyance is further made "AS IS" and "WHERE IS" and without warranty or representation of any kind or character whatsoever, express or implied, including but not limited to warranties regarding fitness for a particular purpose, zoning, soils or other environmental conditions or suitability for buyer's intended purpose.

DATED this 16th day of August, 2022.


Virginia Andrews Burdette, solely in her capacity as Chapter 7 Bankruptcy Trustee of the Estate of Ernesto Ramos Alvarado and Alicia Alvarado-Cisneros

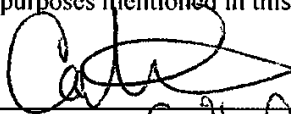
STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that Virginia Andrews Burdette is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath states that she is authorized to execute the instrument and acknowledged it as the Chapter 7 Trustee for the Bankruptcy Estate of Ernesto Ramos Alvarado and Alicia Alvarado-Cisneros to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:



Printed Name: Caitlin Christensen
Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: 10/09/2024

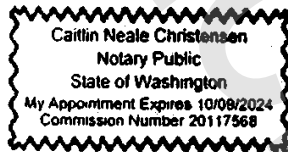


EXHIBIT A

UNOFFICIAL DOCUMENT

Entered on Docket July 25, 2022

Below is the Order of the Court.



Marc Barreca
U.S. Bankruptcy Judge
(Dated as of Entered on Docket date above)

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**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON AT SEATTLE**

IN RE:

ERNESTO RAMOS ALVARADO and
ALICIA ALVARADO-CISNEROS,

Debtors.

NO. 20-12436

ORDER APPROVING SALE OF REAL
PROPERTY FREE AND CLEAR OF LIENS

(3009 Arbor Street, Mount Vernon, WA)

THIS MATTER came before the Court upon the Motion of Chapter 7 Trustee Virginia Burdette ("Trustee") to Approve Sale of Real Property Free and Clear of Liens (the "Motion"). The Motion seeks Court approval for the proposed sale of residential real property commonly known as 3009 Arbor Street, Mount Vernon, Washington, Skagit County, and legally described in Exhibit A attached hereto (the "Property"). The Residential Purchase and Sale Agreement with all addenda between the Trustee and Tippawan Wongkaew and Anchalee Sacchia ("Buyer"), with the date on its face page of May 16, 2022, is for the gross purchase price of \$400,000.

The Court reviewed the records and files herein. Good cause having been shown, now, therefore, the Court finds that:

ORDER APPROVING SALE OF REAL PROPERTY - Page 1 of 4

WENOKUR RIORDAN PLLC
ATTORNEYS AT LAW
600 STEWART STREET, SUITE 1300
SEATTLE, WASHINGTON 98101
206.682.6224 (WENOKUR)
206.903.0401 (RIORDAN)

1 A. The Trustee provided adequate notice of the proposed sale of the Property to all creditors and
2 parties in interest pursuant to Fed. R. Bankr. P. 2002.

3 B. The Court considered any objections to the proposed sale and determined that they have been
4 sufficiently addressed by the Trustee. All creditors and other parties in interest who did not respond are
5 deemed to consent to the sale.

6 C. It is in the best interest of the creditors and the estate to sell the Property to a qualified buyer.

7 D. The Property has been adequately exposed to the market via the Trustee's real estate agent. As
8 a result of the agent's marketing efforts, the Trustee has received the Buyer's offer.

9 E. The purchase price submitted by the Buyer constitutes fair value for the Property.

10 F. The Trustee and the Buyer have entered into the Residential Purchase and Sale Agreement in
11 good faith within the meaning of 11 U.S.C. § 363(m).

12 G. The Debtors claimed a \$125,000 exemption in the Property.

13 H. The Property is subject to a first-position deed of trust in favor of The Bank of New York
14 Mellon fka The Bank of New York, as Trustee for the Certificateholders of Cwalt, Inc., Alternative Loan
15 Trust 2006-OA16 (the "Lender") in the minimum amount of \$137,735.69.

16 I. The Property is subject to a judgment lien in favor of Lendmark Financial Services, LLC
17 ("Lendmark"), and Lendmark has agreed to be paid the total amount of \$20,501.08.

18 J. It is appropriate to waive the 14-day stay of Rule 6004(h).

19 BASED UPON the findings herein, now, therefore, it is hereby ORDERED as follows:

20 1. Pursuant to 11 U.S.C. § 363(b)(1), (f), 11 U.S.C. § 704, and 11 U.S.C. § 105, the Trustee is
21 authorized and directed to close the sale of the Property pursuant to this Order and the terms, provisions,
22 and conditions set forth in the Residential Real Estate Chapter 7 Bankruptcy Trustee Sale Agreement and
23 addenda with the Buyer;

24 2. The fourteen-day stay provision contained in Fed. R. Bankr. P. 6004(h) shall not apply, and
25

1 this order approving sale is effective immediately;

2 3. The Buyer shall have no liability for any of the Debtors' liabilities, claims, debts, duties,
3 contracts, or obligations;

4 4. The transfer of the Property to the Buyer pursuant to the terms of the Residential Purchase and
5 Sale Agreement and addenda shall be free and clear of all claims, liens, encumbrances, and interests;

6 5. Any claim to, lien or encumbrance on, or interest in the Property shall, at the closing of the
7 sale, be replaced with an identical priority claim to, lien or encumbrance on, or interest in the proceeds of
8 the Property, subject to a determination by this Court that such claim, lien, encumbrance, or interest is
9 valid;

10 6. The closing agent is authorized to pay the Trustee's customary costs of closing including but
11 not limited to all accumulated and unpaid real property taxes, escrow fees, transfer taxes, recording fees,
12 and brokers' fees in the sum of 6.0% of the sales price; and

13 7. The closing agent is authorized to pay (a) in full the consensual first-position lien against the
14 Property in favor of the Lender in the minimum amount of \$137,735.69; (b) the Debtors' homestead
15 exemption of \$125,000; (c) the judgment lien in favor of Lendmark in the total amount of \$20,501.08;
16 and (d) remaining net proceeds to the Trustee, to be held pending further order of the Court.

17 ///End of Order///

18 Presented by:

19 WENOKUR RIORDAN PLLC

20 /s/ Catherine J. Reny

21 Catherine J. Reny, WSBA #43058

22 Attorney for Trustee

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24
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ORDER APPROVING SALE OF REAL PROPERTY - Page 3 of 4

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EXHIBIT A

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

Lot 68, "ROSEWOOD PUD PHASE 2, DIVISION 1", as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.