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04/06/2026 10:41 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026.0981  
APR 6 2026

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

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

**BANNER BANK,**

Plaintiff,

vs.

**ESTATE OF WILLIAM E. KEENEY, acting by and through its Personal Representative Amelia Keeney Hirai; ESTATE OF CLARICE A. KEENEY; UNKNOWN HEIRS AND DEVISEES OF CLARICE A. KEENEY; and OCCUPANTS OR PARTIES IN POSSESSION,**

Defendants.

Cause No.: 24-2-01104-29

**SHERIFF'S DEED TO REAL PROPERTY**

Parcel Number: P67902

Partial Legal Description: Lt 23 Peaveys Acreage

I, Don McDermott, Sheriff of Skagit County, State of Washington, do hereby certify that a WRIT OF EXECUTION ON REAL PROPERTY did issue out of the Superior Court of SKAGIT County, Washington, on April 29th, 2025, upon a judgment rendered in Superior Court of SKAGIT County, Washington on April 14th, 2025, in favor of BANNER BANK, for the sum of One Hundred Eight Five Thousand, Eight Hundred Ninety Two Dollars and Seventy Two Cents (\$185,892.72).

The WRIT OF EXECUTION ON REAL PROPERTY, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on May 9th, 2025, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the WRIT OF EXECUTION ON REAL PROPERTY.

The Sheriff did, in obedience to the WRIT OF EXECUTION ON REAL PROPERTY, levy upon the real property described below, and on July 18th, 2025, 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 Jim Claus & Skagit Real Estate, LLC ("Purchaser"), the highest and best bidder, for the sum of Two Hundred Eighty-Five Thousand Dollars and zero cents (\$285,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on August 15th, 2025, the above entitled court in its order made and duly entered, confirmed said sale.

ORIGINAL

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 WRIT OF EXECUTION ON REAL PROPERTY, 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 Jim Claus & Skagit Real Estate, LLC 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: P67902 / 3966-001-023-0015

Lot 23, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington

Also commonly known as 9260, 9264 and 9268 Soren Road, Sedro-Woolley, WA 98284.

Given under my hand this 23rd day of March 2026.



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

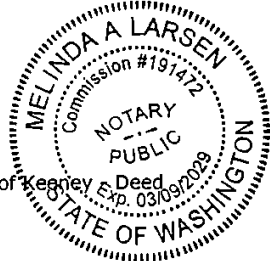
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda A. Larsen, on this 23rd day of March 2026, 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 A. Larsen  
Melinda A. Larsen, NOTARY PUBLIC in and for the State of Washington, residing in Sedro-Woolley. My commission expires March 9th, 2029.