

Return Address:

McCarthy & Holthus, LLP
 Attn: Grace Chu, WSBA No. 51256
 108 1st Avenue South, Ste. 400
 Seattle, WA 98104
 WA-24-996505-JUD

Real Estate Excise Tax
 Exempt
 Skagit County Treasurer
 By Lena Thompson
 Affidavit No. 20262305
 Date 07/21/2026

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: 202108050100	
Additional reference #'s on page _____ Of document.	
Grantor(s) (Last name, first name, initials)	
Don McDermott, Sheriff of the County of	
1. <u>Skagit in the State of Washington</u>	, _____
2. _____	, _____
Additional names on page _____ of document.	
Grantee(s) (Last name first, then first name and initials)	
1. <u>Nationstar Mortgage LLC</u>	, _____
2. _____	, _____
Additional names on page _____ of document	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) TRACT 7, "LIND'S MCLEAN TRACTS," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 36. 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 P67245, 3946-000-007-0004 ☐ 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**NATIONSTAR MORTGAGE LLC,**

Plaintiff,

vs.

**RICKY OLSON; SECRETARY OF HOUSING AND
URBAN DEVELOPMENT, LENDMARK FINANCIAL
SERVICES, LLC, OCCUPANTS OF THE PROPERTY,**

Defendants.

Cause No.: **24-2-00880-29****SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P67245

Partial Legal Description: LOT 7,
LIND'S MCLEAN TRACTS

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 August 4th, 2025, upon a judgment rendered in Superior Court of SKAGIT County, Washington on April 15th, 2025, in favor of NATIONSTAR MORTGAGE LLC, for the sum of Three Hundred Twenty Five Thousand Seven Hundred One Dollars and Two Cents (\$325,701.02).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on August 20th, 2025, 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 October 24th, 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 NATIONSTAR MORTGAGE LLC ("Purchaser"), the highest and best bidder, for the sum of Three Hundred Seventy Thousand Dollars (\$370,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on November 24th, 2025, 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

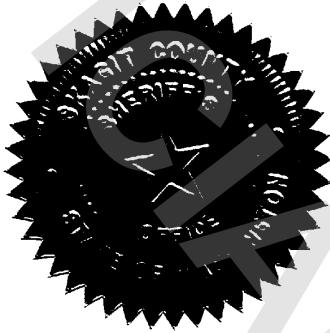
stated above, do hereby grant, bargain, sell, convey and confirm NATIONSTAR MORTGAGE LLC, as the purchaser at said sale, or his successor in interest, or as a redemptioner so hereto entitled, and to his heirs, successors, and assigns forever the real estate described below.

Assessor's Parcel/Tax ID Number: P67245 / 3946-000-007-0004

TRACT 7, "LIND'S MCLEAN TRACTS," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Also commonly known as 15445 SUNSET LN, MOUNT VERNON, WA 98273.

Given under my hand this 13th day of July 2026.



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

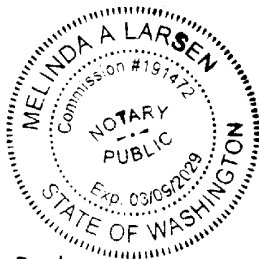
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 13th day of July 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 Larsen
Melinda Larsen, NOTARY PUBLIC in and for the
State of Washington, residing in Sedro-Woolley.
My commission expires March 9, 2029.