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Skagit County Auditor

3/24/2010 Page 1 of 3 3:21PM

RECORDING COVER SHEET

RETURN TO:

McCarthy & Holthus LLP
19735 10th Ave., Suite N200
Poulsbo, WA 98370

DOCUMENT TITLE:

Sheriff's Certificate of Sale of Real Property

GRANTOR(S) (Last name, first name and initials):

NICKSON, RONALD

GRANTEE(S) (Last name, first name and initials):

WASHINGTON MUTUAL BANK

LEGAL DESCRIPTION:

Lot A, William C Moore's Addition to Mount Vernon, according to the plat thereof recorded in volume 5 of Plats, Page 28 records, of Skagit County Washington

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P53827

RECEIVED
10 MAR -8 AM 11:58
RICK GRIMSTEAD, SHERIFF

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2009 JUN 15 AM 10:59

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

WASHINGTON MUTUAL BANK,
Plaintiff,

vs.

**RONALD NICKSON; JANE DOE NICKSON;
and The Marital Community made up
thereof, Heirs, Legatees and Devisees;
UNKNOWN PARTIES IN POSSESSION; OR
CLAIMING A RIGHT TO POSSESSION; and
UNKNOWN OCCUPANTS,**

Defendants.

Cause No.: **08-2-01174-0**

**SHERIFF'S CERTIFICATE OF SALE OF
REAL PROPERTY**

ORIGINAL

I, Rick Grimstead, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to an Amended Writ of Execution in Foreclosure entered in the Superior Court of said County and State on the 17th day of April 2009, in an action wherein WASHINGTON MUTUAL BANK is plaintiff and RONALD NICKSON, et al are defendants.

Said order of sale having been duly certified and together with an Amended Writ of Execution issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$223,491.22 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale and on the 12th day of June 2009, at 10:30 A.M., at the lobby of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington. I duly sold said real property at public auction to the highest bidder, to wit:

WASHINGTON MUTUAL BANK
c/o McCarthy & Holthus, LLP
600 Winslow Way E, #234
Bainbridge Island, WA 98110

Who made the highest and best bid therefore of \$157,500.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:



Assessor's Parcel/Tax ID Number: P53724 / 3743-000-008-0008

Lot 8, William C Moore's Addition to Mount Vernon, according to the plat thereof recorded in volume 5 of Plats, Page 28 records, of Skagit County Washington
APN: P53724

Also commonly known as 1510 S. 6th Street, Mount Vernon, WA 98273.

And I do further certify that the said real property was sold in one lot and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 1 year as provided by law.

Given under my hand this 12th day of June 2009.

RICK GRIMSTEAD, SHERIFF
SKAGIT COUNTY, WASHINGTON

By: Carolyn K. Vandenheuvel
Carolyn K. Vandenheuvel
Civil Assistant

I certify that I know or have satisfactory evidence that Carolyn K. Vandenheuvel is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Rick Grimstead, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 12th day of June 2009.

Julia Benson

Julia Benson, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon.
My commission expires January 15, 2010.

