



201004260103

Skagit County Auditor

4/26/2010 Page 1 of 3 11:04AM

**RECORDING COVER SHEET**

**RETURN TO:**

McCarthy & Holthus LLP  
19735 10<sup>th</sup> Ave., Suite N200  
Poulsbo, WA 98370

**DOCUMENT TITLE:**

Sheriff's Deed

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

NICKSON, RONALD

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

WASHINGTON MUTUAL BANK

**LEGAL DESCRIPTION:**

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

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

P53827 P53724

**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 DEED  
TO REAL PROPERTY**

**ORIGINAL**

I, Rick Grimstead, Sheriff of Skagit County, State of Washington, do hereby certify that a **AMENDED WRIT OF EXECUTION IN FORECLOSURE** did issue out of the Superior Court of SKAGIT County, Washington, on April 17, 2009, upon a judgment rendered in Superior Court of SKAGIT County, Washington on November 17, 2008, in favor of WASHINGTON MUTUAL BANK, for the sum of two hundred nine thousand, one hundred eighty-eight dollars and eleven cents (\$209,188.11).

The **AMENDED WRIT OF EXECUTION IN FORECLOSURE**, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on April 23, 2009, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the **AMENDED WRIT OF EXECUTION IN FORECLOSURE**.

The Sheriff did, in obedience to the **AMENDED WRIT OF EXECUTION IN FORECLOSURE**, levy upon the real property described below, and on June 12, 2009, 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 WASHINGTON MUTUAL BANK ("Purchaser"), the highest and best bidder, for the sum of one hundred fifty-seven thousand, five hundred dollars and no cents (\$157,500.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on December 29, 2009, the above entitled court in it's order made and duly entered, confirmed said sale.



Any further possible redemption of the real estate was eliminated by an Order Eliminating Redemption Period issued out of Superior Court on December 29, 2009.

Now, therefore, I, Rick Grimstead, the Sheriff of Skagit County, by virtue of the AMENDED WRIT OF EXECUTION IN FORECLOSURE, 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 WASHINGTON MUTUAL BANK 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: 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.

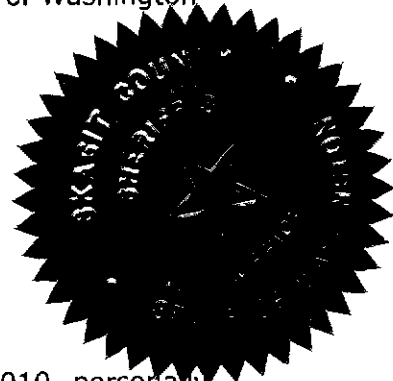
Given under my hand this 25th day of March, 2010.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1119  
APR 26 2010

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

*[Signature]*  
Rick Grimstead  
Sheriff of Skagit County, State of Washington  
600 South 3<sup>rd</sup> Street  
Mount Vernon WA 98273



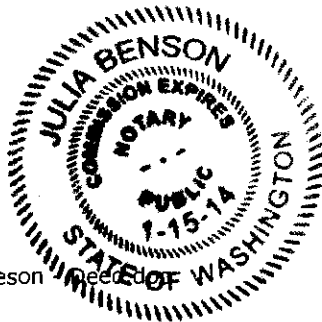
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Julia Benson, on this 25th day of March, 2010, personally appeared Rick Grimstead, 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.



*[Signature]*

Julia Benson, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 15, 2014.



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Skagit County Auditor