



201203150032  
Skagit County Auditor

3/15/2012 Page 1 of 13 10:16AM

Return To:  
Skagit County Sheriff's Office  
Civil Division  
600 South Third Street  
Mount Vernon, WA 98273

Date: March 15, 2012

Skagit County Superior Court No: 11-2-02182-6

Document Title:

1. Sheriff's Levy - Notice of Execution Upon Real Property

Grantor(s) -- Last Name, First Name, Middle Initial (Defendant):

1. Fire Ridge, LLC

Grantee(s) -- Last Name, First Name, Middle Initial (Plaintiff):

1. The City of Sedro-Woolley

Legal Description (abbreviated):

P75936 et al

Parcel "A":

That portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Parcel "B":

That portion of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Parcel "C":

Lots 1 through 6, inclusive, Block 56, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Parcel "D":

Lots 18, 19 and 20, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Parcel "E":

That portion of Lots 1, 2 and 3, lying West of the West line of vacated Metcalf Street in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Parcel "F":

Lots 2 though 6, inclusive, Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Assessor's Parcel/Tax ID Numbers:

P75936 / 4150-056-006-0006  
P75935 / 4150-055-020-0000  
P75937 / 4150-057-006-0004  
P75933 / 4150-055-003-0001  
P37653 / 350425-2-005-0106  
P37657 / 350425-2-007-0104  
P37623 / 350425-0-028-0004  
P37624 / 350425-0-028-0103  
P37625 / 350425-0-029-0003  
P37652 / 350425-2-005-0007  
P37627 / 350425-0-030-0000  
P37648 / 350425-2-002-0000



201203150032

Skagit County Auditor

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

**THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation,**  
Plaintiff,

vs.

**FIRE RIDGE, LLC, an Oregon limited  
liability company,**  
Defendant.

Cause No.: **11-2-02182-6**

**SHERIFF'S NOTICE OF EXECUTION  
UPON REAL PROPERTY**

To the Auditor of Skagit County, State of Washington, and to whom it may concern,  
Greetings:

Under and by virtue of an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 1st day of March, 2012, by the Clerk thereof, a true copy of said order being hereto attached and made a part hereof, to me as Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendant FIRE RIDGE, LLC, an Oregon limited liability company, in said Order of Sale named, in and to the real estate, situated in Skagit County, State of Washington, bounded and described as follow, to-wit:

**Assessor's Parcel/Tax ID Numbers:**

P75936 / 4150-056-006-0006  
P75935 / 4150-055-020-0000  
P75937 / 4150-057-006-0004  
P75933 / 4150-055-003-0001  
P37653 / 350425-2-005-0106  
P37657 / 350425-2-007-0104  
P37623 / 350425-0-028-0004  
P37624 / 350425-0-028-0103  
P37625 / 350425-0-029-0003  
P37652 / 350425-2-005-0007  
P37627 / 350425-0-030-0000  
P37648 / 350425-2-002-0000

**Legal Description:**

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:



201203150032  
Skagit County Auditor

Parcel "A":

That portion of the Northeast ¼ of the Northwest ¼ of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Southwest marginal line of Railroad Avenue as established in the City of Sedro-Woolley at the intersection thereof with the West marginal line of Third Street produced; thence Northwesterly along the Southerly marginal line of Railroad Avenue as established to an angle in said line opposite the South end of Second Street in said City; thence West along the South marginal line of said Railroad Avenue, 21.9 feet to the Northeasterly corner of that certain tract of land conveyed to the Commercial Club of Sedro Woolley by Deed dated April 14, 1908, and recorded July 10, 1908, in Book 68 of Deeds, Page 307, records of Skagit County, Washington; thence continue along the Southerly marginal line of Railroad Avenue and being the Northerly line of The Commercial Club Tract and said Northerly line produced (being described as North 52 degrees 51' West) to the East line of the Burlington Northern Railroad right-of-way (formerly the Seattle Lake Shore and Eastern Railroad right-of-way); thence Southerly along the Easterly line of said railroad right-of-way to the East-West centerline of said Northwest ¼; thence East along the East-West centerline of said Northwest ¼ to the West line of Third Street as platted in the Town of Sedro-Woolley and said West line produced; thence North along the West line of Third Street to the point of beginning, EXCEPT the East 7 feet thereof abutting Third Street, ALSO EXCEPT any portion thereof lying within Jameson Street.

TOGETHER WITH those portions of vacated Railroad Avenue, which have reverted to said premises by operation of law. EXCEPT from said vacated Railroad Avenue, any portion thereof lying within the boundaries of that certain tract of land conveyed to the City of Sedro-Woolley by Deed recorded December 15, 1955, under Auditor's File No. 528649, records of Skagit County, Washington.

Parcel "B":

That portion of the South ½ of the Northwest ¼ of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Burlington Northern Railroad right-of-way (formerly the Seattle Lake Shore and Eastern Railroad right-of-way) that is 60 feet North of the South line of said Northwest ¼, as measured at right angles to said South line; thence East along a line that is parallel with and 60 feet North of said South line to a point that is 797 feet West of the centerline of Third Street in the City of Sedro-Woolley and said Third Street produced South, said point being the Southwest corner of that certain tract of land conveyed to Emma Owens by Deed recorded May 27, 1969, under Auditor's File No. 727010, records of Skagit County, Washington; thence North along the West line of the Owens Tract (being parallel to the centerline of Third Street), a distance of 492 feet to the Northwest corner thereof; thence East parallel to the South line of said Southwest ¼, a distance of 180 feet to a point that is North 89 degrees 40" West, 617 feet from the centerline of Third Street, said point being also the Northeast corner of the Owens Tract; thence South along the East line of the Owens Tract (being parallel to the centerline of Third Street), a distance of 492 feet to a point that is 60 feet North of the South line of said Northwest ¼; thence East parallel with and 60 feet North of the South line of said Northwest ¼, a distance of 150 feet to the Southwest corner of a tract of land conveyed to Wallace L. Parker, et ux, by Deed recorded September 7,



1961, under Auditor's File No. 611968, records of Skagit County, Washington; thence North parallel to the centerline of Third Street (being the West line of said Parker Tract) to the Southwest corner of that certain tract of land conveyed to Willis, Rogers, and Pearson Lumber Company Incorporated, a Washington Corporation, by Deed recorded November 15, 1971, under Auditor's File No. 760650, records of Skagit County, Washington (said point being 384.76 feet South of the North line of the Southeast ¼ of the Northwest ¼ of said Section 25); thence East along the South line of said Willis, Rogers, and Pearson Tract (said South line being parallel with and 384.76 feet South of the North line of said Southeast ¼ of the Northwest ¼ of said Section 25), a distance of 317 feet, more or less, to the Southeast corner of said Willis, Rogers and Pearson Tract; thence North along the East line of Willis, Rogers and Pearson Tract (said point being on the North line of the Southeast ¼ of the Northwest ¼ of said Section 25, at a point that is 150 feet West of the centerline of Third Street, as established in the City of Sedro-Woolley; thence West along the North line of the centerline of Third Street, as established in the City of Sedro Woolley; thence West along the North line of the South ½ of the said Northwest ¼ of said Section 25, to the Easterly line of the said right-of-way of the Burlington Northern Railroad; thence along the Easterly line of said right-of-way to the point of beginning.

Parcel "C":

Lots 1 through 6, inclusive, Block 56, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Second Street adjoining, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining, which upon vacation, reverted to said premises by operation of law.

Parcel "D":

Lots 18, 19 and 20, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the East ½ of vacated Second Street adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that West ½ of that portion of vacated Metcalf Street adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the South ½ of the vacated alley adjoining said premises to the North, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the vacated Railroad Avenue adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Fidalgo Street adjoining said premises, which upon vacation reverted to said premises by operation of law.



EXCEPT from all of the above, that portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro Woolley, by Deeds recorded December 10, 1955, under Auditor's File Nos. 528649, 528650 and 528651, records of Skagit County, Washington.

Parcel "E":

That portion of Lots 1, 2 and 3, lying West of the West line of vacated Metcalf Street in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the West ½ of vacated Metcalf Street, which upon vacation, reverted to said premises by operation of law. (Said West ½ of Metcalf Street being a portion of Lots 3 and 4, of said Block 55.)

ALSO TOGETHER WITH that portion of the East ½ of vacated Second Street, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the North ½ of the vacated alley adjoining all of the above, which upon vacation, reverted to said premises by operation of law.

Parcel "F":

Lots 2 though 6, inclusive, Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the South 25 feet of Fidalgo Street adjacent, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the Northerly ½ of vacated Railroad Avenue adjacent, which upon vacation reverted to said premises by operation of law. EXCEPT from all of the above, any portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro Woolley by Deeds recorded December 10, 1955, under Auditor's File Nos. 528649, 528650 and 528651, records of Skagit County, Washington.

Given under my hand this 15th day of March, 2012.

Will Reichardt, Sheriff

By: *Amy L. Stoddard*  
Amy L. Stoddard, Civil Assistant



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Skagit County Auditor

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13:10:16AM

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2012 MAR -1 AM 8:05

34

ORIGINAL

**IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

THE CITY OF SEDRO-WOOLLEY, a  
Washington municipal corporation

Nº 11-2-02182-6

Plaintiff

ORDER OF SALE

vs.

FIRE RIDGE, LLC, an Oregon limited  
liability company

Defendant

WILL REICHARDT, SHERIFF

12 MAR -6 PM 1:33

RECEIVED

THE STATE OF WASHINGTON TO: SHERIFF OF SKAGIT COUNTY

THIS MATTER having come on before the undersigned Judge of the above-entitled Court on the 10<sup>th</sup> day of February, 2011, and the Court having entered a Judgment and Decree of Foreclosure directing that the subject property be sold;

AND WHEREAS, the principal amount of the judgment is \$4,318.47, plus costs of \$560.59 and attorney's fees of \$1,500.00, for a total judgment of \$6,379.06, with interest on such amounts accruing at the rate of 12% per annum from the date of judgment;

AND WHEREAS, no payments have been received by Plaintiff following the date judgment was entered;

AND WHEREAS, the said judgment was recorded on February 10<sup>th</sup>, 2012 under Skagit County Auditor's File No. 201202100031;

Now, therefore,

IT IS ORDERED, ADJUDGED AND DECREED that the Sheriff of Skagit County,

ORIGINAL

CRAIG D. SJOSTROM

1204



1 Washington, shall sell, in the manner provided by law, the following described real property,  
2 which is situate in Skagit County:

3 See attached Exhibit A

4 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the proceeds from the  
5 said property be applied to the payment of the judgment, accrued interest, attorney's fees, costs,  
6 and increased costs, attorney's fees and interest; and,

7 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that is deficiencies remain  
8 after application of the proceeds of such sale, execution shall be issued for such deficiencies  
9 against Defendant, and enforced against any other property of its not exempt from execution.  
10

11 DATED

12 3/1/2012

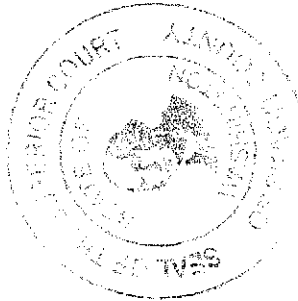
13  
14 Witness the Hon. Michael E. Rickert,  
15 Judge of the Superior Court, and Seal Thereof,

16 3/1/2012  
17 (date)

18 NANCY SCOTT, County Clerk

19 By: [Signature]

20 DEPUTY



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22 Skagit County Auditor

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**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149

1204 Cleveland Ave., Mount Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net



## EXHIBIT A

### Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Southwest marginal line of Railroad Avenue as established in the City of Sedro-Woolley at the intersection thereof with the West marginal line of Third Street produced; thence Northwesterly along the Southerly marginal line of Railroad Avenue as established to an angle in said line opposite the South end of Second Street in said City; thence West along the South marginal line of said Railroad Avenue, 21.9 feet to the Northeasterly corner of that certain tract of land conveyed to the Commercial Club of Sedro Woolley by Deed dated April 14, 1908, and recorded July 10, 1908, in Book 68 of Deeds, Page 307, records of Skagit County, Washington; thence continue along the Southerly marginal line of Railroad Avenue and being the Northerly line of The Commercial Club Tract and said Northerly line produced (being described as North 52 degrees 51' West) to the East line of the Burlington Northern Railroad right-of-way (formerly the Seattle Lake Shore and Eastern Railroad right-of-way); thence Southerly along the Easterly line of said railroad right-of-way to the East-West centerline of said Northwest 1/4; thence East along the East-West centerline of said Northwest 1/4 to the West line of Third Street as platted in the Town of Sedro-Woolley and said West line produced; thence North along the West line of Third Street to the point of beginning, EXCEPT the East 7 feet thereof abutting Third Street, ALSO EXCEPT any portion thereof lying within Jameson Street.

TOGETHER WITH those portions of vacated Railroad Avenue, which have reverted to said premises by operation of law. EXCEPT from said vacated Railroad Avenue, any portion thereof lying within the boundaries of that certain tract of land conveyed to the City of Sedro-Woolley by Deed recorded December 15, 1955, under Auditor's File No. 528649, records of Skagit County, Washington.

Parcel "B":

That portion of the South 1/2 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

**\*\*continues on next page\*\***



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Skagit County Auditor

Beginning at a point on the East line of the Burlington Northern Railroad right-of-way (formerly the Seattle Lake Shore and Eastern Railroad right-of-way) that is 60 feet North of the South line of said Northwest 1/4, as measured at right angles to said South line; thence East along a line that is parallel with and 60 feet North of said South line to a point that is 797 feet West of the centerline of Third Street in the City of Sedro-Woolley and said Third Street produced South, said point being the Southwest corner of that certain tract of land conveyed to Emma Owens by Deed recorded May 27, 1969, under Auditor's File No. 727010, records of Skagit County, Washington; thence North along the West line of the Owens Tract (being parallel to the centerline of Third Street), a distance of 492 feet to the Northwest corner thereof; thence East parallel to the South line of said Southwest 1/4, a distance of 180 feet to a point that is North 89 degrees 40" West, 617 feet from the centerline of Third Street, said point being also the Northeast corner of the Owens Tract; thence South along the East line of the Owens Tract (being parallel to the centerline of Third Street), a distance of 492 feet to a point that is 60 feet North of the South line of said Northwest 1/4; thence East parallel with and 60 feet North of the South line of said Northwest 1/4, a distance of 150 feet to the Southwest corner of a tract of land conveyed to Wallace L. Parker, et ux, by Deed recorded September 7, 1961, under Auditor's File No. 611968, records of Skagit County, Washington; thence North parallel to the centerline of Third Street (being the West line of the said Parker Tract) to the Southwest corner of that certain tract of land conveyed to Willis, Rogers, and Pearson Lumber Company Incorporated, a Washington Corporation, by Deed recorded November 15, 1971, under Auditor's File No. 760650, records of Skagit County, Washington (said point being 384.76 feet South of the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 25); thence East along the South line of said Willis, Rogers, and Pearson Tract (said South line being parallel with and 384.76 feet South of the North line of said Southeast 1/4 of the Northwest 1/4 of said Section 25), a distance of 317 feet, more or less, to the Southeast corner of said Willis, Rogers and Pearson Tract; thence North along the East line of the Willis, Rogers and Pearson Tract, a distance of 384.76 feet to the Northeast corner of the said Willis, Rogers and Pearson Tract (said point being on the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 25, at a point that is 150 feet West of the centerline of Third Street, as established in the City of Sedro Woolley; thence West along the North line of the South 1/2 of the said Northwest 1/4 of said Section 25, to the Easterly line of the said right-of-way of the Burlington Northern Railroad; thence along the Easterly line of said right-of-way to the point of beginning.

Parcel "C":

Lots 1 through 6, inclusive, Block 56, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Second Street adjoining, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining, which upon vacation, reverted to said premises by operation of law.

**\*\*continues on next page\*\***



201203150032  
Skagit County Auditor

**Parcel "D":**

Lots 18, 19 and 20, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the East 1/2 of vacated Second Street adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH the West 1/2 of that portion of vacated Metcalf Street adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the South 1/2 of the vacated alley adjoining said premises to the North, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Railroad Avenue adjoining, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of vacated Fidalgo Street adjoining said premises, which upon vacation, reverted to said premises by operation of law.

EXCEPT from all of the above, that portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro Woolley, by Deeds recorded December 10, 1955, under Auditor's File Nos. 528649, 528650 and 528651, records of Skagit County, Washington.

**Parcel "E":**

That portion of Lots 1, 2 and 3, lying West of the West line of vacated Metcalf Street in Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the West 1/2 of vacated Metcalf Street, which upon vacation, reverted to said premises by operation of law. (Said West 1/2 of Metcalf Street being a portion of Lots 3 and 4, of said Block 55.)

ALSO TOGETHER WITH that portion of the East 1/2 of vacated Second Street, which upon vacation, reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the North 1/2 of the vacated alley adjoining all of the above, which upon vacation, reverted to said premises by operation of law.

**\*\*continues on next page\*\***



201203150032

Skagit County Auditor

**Parcel "F":**

Lots 2 through 6, inclusive, Block 57, "FIRST ADDITION TO THE TOWN OF SEDRO", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of the South 25 feet of Fidalgo Street adjacent, which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the Northerly 1/2 of vacated Railroad Avenue adjacent, which upon vacation reverted to said premises by operation of law. EXCEPT from all of the above, any portion thereof lying within the boundaries of those certain tracts of land conveyed to the City of Sedro Woolley by Deeds recorded December 10, 1955, under Auditor's File Nos. 528649, 528650 and 528651, records of Skagit County, Washington.



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Skagit County Auditor

UNOFFICIAL DOCUMENT



201203150032  
Skagit County Auditor

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state of Washington, } ss.  
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 6 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 1 day of March 2012. Nancy K. Scott, County Clerk.

By [Signature]  
Deputy Clerk

