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Skagit County Auditor

\$74.00

7/6/2015 Page

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3 9:09AM

RETURN ADDRESS

Robinson Tait, P.S.
Attn: Brian deBourguignon
710 Second Avenue, Suite 710
Seattle, WA 98104

Document Title(s)

Sheriff's Certificate of Sale

Reference Number(s) of related documents:

20010280091

Grantor(s) (Last name, First name and Middle Initial)

Will Reichardt, Sheriff of Skagit County, State of Washington

Grantee(s) (Last name, First name and Middle Initial)

U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB3

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter, full legal contained within the document)

LOT 6 SKAGIT COUNTY SHORT PLAT NO. 96-032

Assessor's Property Tax Parcel/Account Number

P116222 / 350710-4-002-0800

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Signature of Requesting Party

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB3,

Plaintiff,

vs.

EILEEN A. BOWMAN; CHICAGO TITLE INSURANCE COMPANY; STATE OF WASHINGTON, DEPARTMENT OF SOCIAL AND HEALTH SERVICES; ALSO ALL PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

Cause No.: 14-2-00461-6

SHERIFF'S CERTIFICATE OF SALE OF REAL PROPERTY

ORIGINAL

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a Judgment and Decree of Foreclosure entered in the Superior Court of said County and State on the 12th day of January 2015, in an action wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB3, is plaintiff and EILEEN A. BOWMAN; CHICAGO TITLE INSURANCE COMPANY; STATE OF WASHINGTON, DEPARTMENT OF SOCIAL AND HEALTH SERVICES; ALSO ALL PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, are defendants.

Said order of sale having been duly certified and together with an Order of Sale 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 \$247,676.47 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 8th day of May 2015, at 10:30 A.M., at the steps 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:

U.S. BANK NATIONAL ASSOCIATION
C/O ROBINSON TAIT, P.S.
710 2nd AVE, STE 710
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$247,422.19 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: P116222 / 350710-4-002-0800

Lot 6 of Skagit County Short Plat No. 96-032, approved November 13, 1999 and recorded December 7, 1999, under Auditor's File No. 199912070056, being a portion of the West 1/2 of the Southeast 1/4 of Section 10, Township 35 North, Range 7 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in that instrument recorded December 7, 1999, under Auditor's File No. 199912070057.

Situate in the County of Skagit, State of Washington.

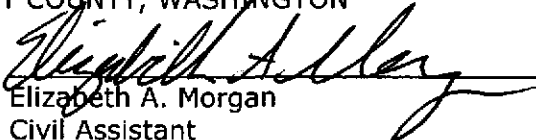
Also commonly known as 7663 BIRD DOG LANE, CONCRETE, WA 98237.

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 not subject to redemption as provided by law.

Given under my hand this 8th day of May 2015.

WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON


By:


Elizabeth A. Morgan
Civil Assistant



I certify that I know or have satisfactory evidence that Elizabeth A. Morgan is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Will Reichardt, 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 8th day of May 2015.


Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2015.