



201512160023

Skagit County Auditor \$149.00  
12/16/2015 Page 1 of 4 12:30PM

**Return Address:**

McCarthy & Holthus, LLP  
Attn: Christopher Luhrs, WSBA No. 43175  
108 1st Avenue South, Ste. 300  
Seattle, WA 98104

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 must be filled in)

- 1. Sheriff's Certificate of Sale of Real Property
- 2. Assignment of Certificate of Sale

130198700

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

- 1. Will Reichardt, Sheriff of Skagit County, WA

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

- 1. JPMorgan Chase Bank, National Association

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 2, "PRESSENTIN CREEK WILDERNESS SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

P68079

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**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,**

Plaintiff,

vs.

**ESTATE OF MEL E. WESTLUND; LUCY WESTLUND; PRESENTIN CREEK COMMUNITY CLUB, INC; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF MEL E. WESTLUND; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; AND ALSO, ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN,**

Defendants.

Cause No.: 13-2-01962-3

**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 OF FORECLOSURE entered in the Superior Court of said County and State on the 29th day of April 2014, in an action wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff and ESTATE OF MEL E. WESTLUND; LUCY WESTLUND; PRESENTIN CREEK COMMUNITY CLUB, INC; UNKNOWN HEIRS, SPOUSE, LEGATEES AND DEVISEES OF THE ESTATE OF MEL E. WESTLUND; DOES 1-10 INCLUSIVE; UNKNOWN OCCUPANTS OF THE SUBJECT REAL PROPERTY; PARTIES IN POSSESSION OF THE SUBJECT REAL PROPERTY; PARTIES CLAIMING A RIGHT TO POSSESSION OF THE SUBJECT PROPERTY; AND ALSO, ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE 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 \$80,789.90 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 14th day of November 2014, 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:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
c/o MCCARTHY & HOLTHUS LLP  
108 1ST AVE S; #300  
SEATTLE, WA 98104

Who made the highest and best bid therefore of \$35,286.39 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: P68079 / 3968-000-002-0002

LOT 2, "PRESENTIN CREEK WILDERNESS SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Also commonly known as 8979 E. Presentin Dr., Concrete, WA.

And I do further certify that the said real property was sold in one parcel 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 12 months as provided by law.

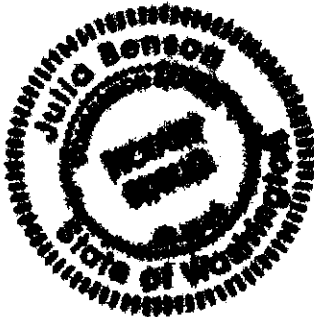
Given under my hand this 14th day of November 2014.

WILL REICHARDT, 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 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 14th day of November 2014.



Julia Benson  
Julia Benson, NOTARY PUBLIC in and for the  
State of Washington, residing in Mount Vernon.  
My commission expires January 15, 2018.

M&H# WA-13-594493-JUD  
Case No.: 13-2-01962-3

ASSIGNMENT OF CERTIFICATE OF SALE (PURCHASE OF REAL ESTATE)

For value received, the undersigned authorized agent for JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, the purchaser, does hereby sell, transfer and set over unto NRZ REO IV Corp., hereinafter referred to as Assignee, the Sheriff's Certificate of Sale in the above-entitled action, and all the right, title and interest in and to the real property therein described; and I hereby authorize and direct the Sheriff of Skagit County, State of Washington, to issue to Assignee, as grantee, the Sheriff's Deed to the real property therein described in due course as provided by law.

*Carl W Foulke*

APR 27 2015

**Carl W Foulke** Vice President  
Authorized Agent for Purchaser: JPMORGAN  
CHASE BANK, NATIONAL ASSOCIATION

STATE OF Ohio  
County of Franklin

I, Caitin Marquardt a Notary Public in and for the State of Ohio, do hereby certify that on the 27 day of April, 2015, personally appeared before me Carl W Foulke, known to me to be the person who executed the above Assignment and whose name is signed thereto, and he/she acknowledged to me that he/she signed and executed the same as his/her voluntary act and deed for the purposes therein named.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 27 day of April, 2015.

*Caitin Marquardt*

**Caitin Marquardt**

Notary Public in and for the State of  
Ohio, residing at  
Gahanna

My commission expires: 08/10/2019



**CAITIN MARQUARDT**  
Notary Public, State of Ohio  
My Commission Expires 08-10-2019