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Skagit County Auditor

\$74.00

5/2/2016 Page

1 of

2 2:03PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1715

MAY 02 2016

Amount Paid \$
Skagit Co. Treasurer
By *WAM* Deputy

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**MARJORIE J. WADE, as Personal Representative
of the ESTATE OF ROBERT F. WADE, Deceased,
Plaintiff,**

Cause No.: 13-2-00583-5

vs.

**SHERIFF'S DEED
TO REAL PROPERTY**

**JAMES O. WATTS and MARGUERITE J. WATTS,
husband and wife, individually, and the marital
community of them composed, BENEFICIAL
WASHINGTON, INC., d/b/a BENEFICIAL
MORTGAGE CO. OF WASHINGTON, a Delaware
corporation, CITY OF BURLINGTON, a municipal
corporation, STATE OF WASHINGTON, and ALL
OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR
INTEREST IN THE REAL ESTATE DESCRIBED IN
THE COMPLAINT,**

Defendants.

ORIGINAL

P 106890

Lot 17 Sahibom Annex

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that an ORDER OF SALE did issue out of the Superior Court of SKAGIT County, Washington, on March 7, 2014, upon a judgment rendered in Superior Court of SKAGIT County, Washington on February 6, 2014, in favor of MARJORIE J. WADE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT F. WADE, DECEASED, for the sum of two hundred ninety-four thousand, fifty-eight dollars and thirty-three cents (\$294,058.33).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on March 13, 2014, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the ORDER OF SALE.

The Sheriff did, in obedience to the ORDER OF SALE, levy upon the real property described below, and on May 2, 2014, 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 CLAUS BROTHERS, LLC ("Purchaser"), the highest and best bidder, for the sum of eighty thousand dollars (\$80,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on May 30, 2014, the above entitled court in its order made and duly entered, confirmed said sale.

Any further possible redemption of the real estate, as of this date, has expired.

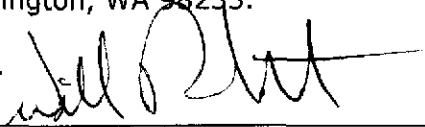
Now, therefore, I, Will Reichardt, the Sheriff of Skagit County, by virtue of the ORDER OF SALE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm CLAUS BROTHERS, LLC as the purchaser at said sale, or 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: P106890 / 4631-000-017-0006

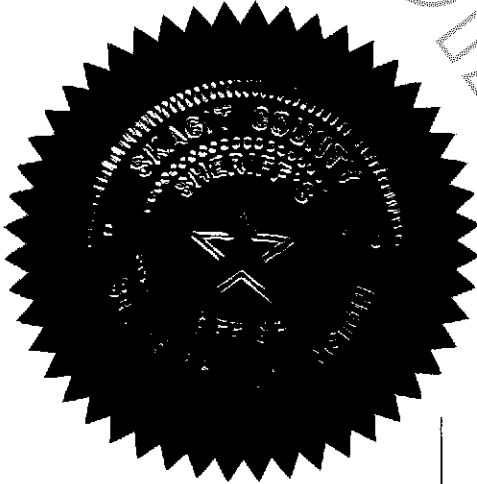
Lot 17, "PLAT OF SAHLBOM ANNEX," as per plat recorded in Volume 15 of Plats, pages 179 and 180, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington, (P106890)

Also commonly known as 1095 Crystal Court, Burlington, WA 98233.

Given under my hand this 25th day of February 2016.



Will Reichardt
Sheriff of Skagit County, State of Washington
600 South 3rd Street
Mount Vernon WA 98273



STATE OF WASHINGTON ss.

County of Skagit

Before me the undersigned, Julia Benson, on this 25th day of February 2016, personally appeared Will Reichardt, 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.



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

