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Skagit County Auditor

\$76.00

8/9/2016 Page

1 of

4 2:21PM

Return Address:

McCarthy & Holthus, LLP
Attn: Christopher Luhrs, WSBA #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 Deed

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 for Skagit County WA

Additional names on page _____ of document.

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

1. NRZ REO IV Corp

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 DEED
TO REAL PROPERTY**

ORIGINAL

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 August 18, 2014, upon a judgment rendered in Superior Court of SKAGIT County, Washington on April 29, 2014, in favor of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, for the sum of seventy-six thousand, three hundred seventy-nine dollars and fourteen cents (\$76,379.14).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on September 15, 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 November 14, 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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ("Purchaser"), the highest and best bidder, for the sum of thirty-five thousand, two hundred eighty-six dollars and thirty-nine cents (\$35,286.39). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on December 23, 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 NRZ REO IV Corp., as stated in the Assignment of Certificate of Sale and assigns forever the real estate described below.

Assessor's Parcel/Tax ID Number: P68079 / 3968-000-002-0002

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.

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

Given under my hand this 27th day of May 2016.

Will Reichardt

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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162374

JUN 10 2016

Amount Paid \$
Skagit Co. Treasurer

By *mb* Deputy

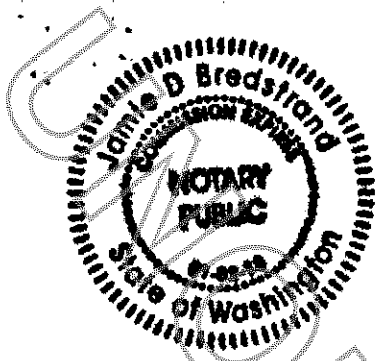
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Jamie D. Bredstrand, on this 27th day of May 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.



Jamie D. Bredstrand

Jamie D. Bredstrand, NOTARY PUBLIC in and for the State of Washington, residing in Mount Vernon. My commission expires January 2, 2018.

OFFICIAL DOCUMENT