



201609290120

Skagit County Auditor

\$75.00

9/29/2016 Page

1 of

3 3:57PM

RETURN ADDRESS

Robinson Tait, P.S.
Attn: Evan Heahey
901 Fifth Avenue, Suite 400
Seattle, WA 98164

Document Title(s)

Sheriff's Deed

Reference Number(s) of related documents:

200803170163

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)

Federal Home Loan Mortgage Corporation

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

LOT 1 AND 2, BLOCK 12, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE WEST 7 FEET OF SAID LOT 1 FOR STREET PURPOSES.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number

P75402 / 4149-012-002-0007

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164426
SEP 29 2016

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

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

FEDERAL HOME LOAN MORTGAGE
CORPORATION,

Plaintiff,

vs.

AARON T. MCNEAR; RANDA L. MCNEAR; AND
PERSONS OR PARTIES UNKNOWN CLAIMING
ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN,

Defendants.

Cause No.: 14-2-01623-1

SHERIFF'S DEED
TO REAL PROPERTY

ORIGINAL

I, Will Reichardt, Sheriff of Skagit County, State of Washington, do hereby certify that a ORDER OF SALE did issue out of the Superior Court of SKAGIT County, Washington, on October 26, 2015, upon a judgment rendered in Superior Court of SKAGIT County, Washington on March 24, 2015, in favor of FEDERAL HOME LOAN MORTGAGE CORPORATION, for the sum of two hundred forty-eight thousand, five hundred seventy dollars and eighty-nine cents (\$248,570.89).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on November 12, 2015, 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 January 8, 2016, 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 FEDERAL HOME LOAN MORTGAGE CORPORATION ("Purchaser"), the highest and best bidder, for the sum of one hundred fifty-seven thousand, five hundred dollars (\$157,500.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on January 29, 2016, 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 FEDERAL HOME LOAN MORTGAGE CORPORATION 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: P75402 / 4149-012-002-0007

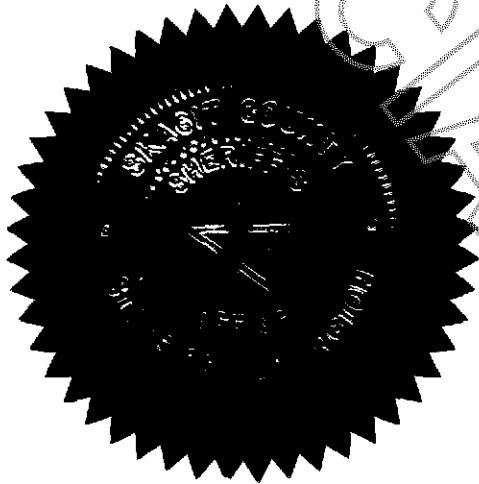
LOT 1 AND 2, BLOCK 12, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 7 FEET OF SAID LOT 1 FOR STREET PURPOSES. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Also commonly known as 1301 3rd Street, Sedro-Woolley, WA 98284.

Given under my hand this 21st day of September 2016.

Will Reichardt

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 21st day of September 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

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

