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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 <u>must</u> be filled in)
SHERIFF'S DEED TO REAL PROPERTY
Reference Number(s) of Documents assigned or released:
Grantor(s) (Last name, first name, initials)
DON MCDERMOTT, SHERIFF OF SKAGIT COUNTY, STATE OF WASHINGTON
Grantee(s) (Last name first, then first name and initials)
CIT BANK, N.A.
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
LOTS 15 & 16, BLK 10, SOUTHERN ADD. TO MT. VERNON
Assessor's Property Tax Parcel/Account Number <input type="checkbox"/> Assessor Tax # not yet assigned
P54333/3758-010-016-0009
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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marilyn Martich
Affidavit No. 2019-4384
Date 10/08/2019

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

CIT BANK, N.A.,
Plaintiff,

vs.

**EPIFANIA GONZALEZ HERNANDEZ, aka
EPIFANIA GONZALES HERNANDEZ, an
individual; and all other persons, parties, or
occupants unknown claiming any legal or
equitable right, title, estate, lien, or interest in
the real property described in the complaint
herein, adverse to Plaintiff's title, or any cloud
on Plaintiff's title to the Property, collectively
designated as DOES 1 through 50, inclusive,**
Defendants.

Cause No.: **16-2-01142-2**

**SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P54333

Partial Legal Description: Lots 15
and 16 Blk 10 Plat of Southern
Addition to Mt Vernon.

ORIGINAL

I, Don McDermott, 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 30, 2018, upon a judgment rendered in Superior Court of SKAGIT County, Washington on October 27, 2017, in favor of CIT BANK, N.A., for the sum of One Hundred Eighty Eight Thousand Five Hundred and Ninety Eight Dollars and Ten Cents (\$188,598.10).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on November 26, 2018, 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 18, 2019, 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 CIT BANK, N.A. ("Purchaser"), the highest and best bidder, for the sum of One Hundred Twenty Thousand Dollars (\$120,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on February 15, 2019, 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, Don McDermott, 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 CIT BANK, N.A. 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: P54333 / 3758-010-016-0009

Lots 15 and 16. Block 10, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington. Situated in Skagit County, Washington.

Also commonly known as 1315 Virginia Street, Mount Vernon, WA 98273 .

Given under my hand this 2nd day of October 2019.



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

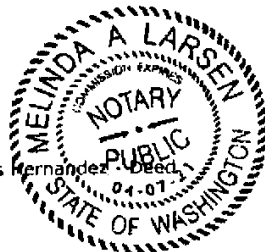
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 2nd day of October 2019, personally appeared Don McDermott, 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.



Melinda Larsen
Melinda Larsen, NOTARY PUBLIC in and for the
State of Washington, residing in Sedro-Woolley.
My commission expires April 7, 2021.

18-0930 - Gonzales Hernandez, Deb.