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04/13/2022 10:21 AM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

Return To:

Skagit County Sheriff's Office
Civil Division
600 South Third Street
Mount Vernon, WA 98273

Date: April 13, 2022

Skagit County Superior Court No: 20-2-00179-29

Document Title:

1. Sheriff's Levy - Notice of Execution Upon Real Property

Grantor(s) -- Last Name, First Name, Middle Initial (Defendant):

1. MAND VENTURES, LLC

Grantee(s) -- Last Name, First Name, Middle Initial (Plaintiff):

1. 0803610 B.C. LTD

Assessor's Parcel/Tax ID Number:

P33785 / 350304-0-001-0001

P33731 / 350303-0-013-0115

P33727 / 350303-0-012-0009

Legal Description:

Lot 2, Skagit County Short Plat No. 5-90, approved January 31, 1990 and recorded February 5, 1990, in Volume 9 of Short Plats, page 198, under Auditor's File No. 9002050001, records of Skagit County, Washington; being a portion of Government Lot 1 in Section 4, Township 35 North, Range 3 East of the Willamette Meridian and Government Lots 3 and 4 in Section 3, Township 35 North, Range 3 East of the Willamette Meridian.

EXCEPT that portion of Government Lot 1 in Section Four (4), Township Thirty-five (35) North, Range Three (3) East of the

Willamette Meridian, being also a portion of Lot 2, Skagit County Short Plat No. 5-90, approved January 31, 1990 and recorded February 5, 1990, in Volume 9 of Short Plats, page 198, under Auditor's File No. 9002050001, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Government Lot 1; thence N 88°30'46" E, along the North line of said Government Lot 1, a distance of 20 feet to the approximate centerline of an existing ditch; thence Southerly along the approximate ditch centerline on the following courses and distances: S 1°16'06" E, parallel with the East line of said Government Lot 1, a distance of 680.00 feet; thence S 31°00'06" E, a distance of 454.90 feet, more or less, to the South line of said Government Lot 1; thence departing from said ditch, S 88°55'40" W along the South line of said Government Lot 1, a distance of 245.96 feet to the Southwest corner thereof; thence N 1°15'00" W along the West line of said Government Lot 1, a distance of 1074.09 feet, more or less, to the point of beginning.

EXCEPT Drainage District No. 16 right-of-way.

Situate in the County of Skagit, State of Washington.

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

0803610 B.C. Ltd.,

Plaintiff,

vs.

MAND VENTURES LLC,

Defendant.

Cause No.: **20-2-00179-29**

**SHERIFF'S NOTICE OF EXECUTION
UPON REAL PROPERTY**

ORIGINAL

To the Auditor of Skagit County, State of Washington, and to whom it may concern,
Greetings:

Under and by virtue of an Order of Sale issued out of the Superior Court of the State of Washington, for the County of Skagit, on the 31st day of March 2022, by the Clerk thereof, a true copy of said order being hereto attached and made a part hereof, to me as Sheriff, directed and delivered, I do hereby levy upon and attach all of the right, title and interest of the defendant MAND VENTURES LLC, in said Order of Sale named, in and to the real estate, situated in Skagit County, State of Washington, bounded and described as follow, to-wit:

Assessor's Parcel/Tax ID Number: P33785 / 350304-0-001-0001
P33731 / 350303-0-013-0115
P33727 / 350303-0-012-0009

Lot 2, Skagit County Short Plat No. 5-90, approved January 31, 1990 and recorded February 5, 1990, in Volume 9 of Short Plats, page 198, under Auditor's File No. 9002050001, records of Skagit County, Washington; being a portion of Government Lot 1 in Section 4, Township 35 North, Range 3 East of the Willamette Meridian and Government Lots 3 and 4 in Section 3, Township 35 North, Range 3 East of the Willamette Meridian.

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EXCEPT Drainage District No. 16 right-of-way.

Situate in the County of Skagit, State of Washington.

Also commonly known as 6208, 6206 & 6204 Chuckanut Dr., Bow, WA 98232.

Given under my hand this 13th day of April 2022.

Don McDermott, Sheriff

By: Melinda Larsen
Melinda Larsen, Civil Assistant

RECEIVED
2022 MAR 31 PM 3:50
DON McDERMOTT, SHERIFF

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2022 MAR 31 PM 3:32

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT
COUNTY**

0803610 B.C. Ltd.,

Case No.: 20-2-00179-29

Plaintiff

AMENDED ORDER OF SALE

vs.

MAND VENTURES LLC,

Defendant

THE STATE OF WASHINGTON, to the Skagit County Sheriff:

WHEREAS, in the above-entitled Court, on October 19, 2020, Plaintiff 0803610 B.C. Ltd, recovered a Judgment against the real property and Defendant Mand Ventures, LLC in the amount of \$343,075, plus interest at the rate of 6% per annum, from February, 2019; which said Judgment is entered in Execution Docket of the Superior Court as Judgment Number 20-2-00179-29 and which there is now due and owing \$390,289, not including post Judgment interest; and whereas the

ORDER OF SALE

- 1

Nathan L. McAllister
Attorney at Law, P.S.
1313 E. Maple St. Suite 208
Bellingham, WA 98225
P. (360) 734-0338 F. (360) 685-4222

DOPI 1

ORIGINAL

1 said Judgment is a foreclosure with an eight (8) month redemption period, against the Defendant
2 herein of a Deed of Trust on the following described real property , situated in Skagit County, State
3 of Washington, to-wit:

4 EXHIBIT A

5
6 With Assessor's Tax Parcel/ Account No: P33785, P33731, & P33727

7
8 Commonly known as: 6208, 6206, 6204 Chuckanut Drive, Bow, WA 98232

9
10 THEREFORE, in the name of the State of Washington, you are hereby commanded to
11 proceed to seize and sell forthwith, and without appraisalment, the above-described property, in the
12 manner provided by law; or so much thereof as may be necessary to satisfy the Judgment, interest
13 and costs, and any advances that Plaintiff 0803610 B.C. Ltd, may be required after the entry of
14 Judgment to make for the payment of taxes assessments, other items constituting liens on the
15 property, insurance, and/or repairs for the protection or preservation of the property; and if you fail
16 to find said property and if the Judgment herein provides for deficiency and the proceeds of such
17 sale be insufficient to satisfy said Judgment, costs and any accrued and increased costs, you are
18 directed to take the money or any balance thereof remaining unpaid, out of any property of the
19 Defendant Mand Ventures, LLC and against the real property not exempt from execution.

20 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that if it is not possible for
21 the Sheriff to return on the execution of this Order of Sale within sixty (60) days of the date hereof,
22 that return on the execution of this Order of Sale shall be automatically extended for thirty (30)
23 days.

24 ORDER OF SALE

- 2

25 Nathan L. McAllister
Attorney at Law, P.S.
1313 E. Maple St. Suite 208
Bellingham, WA 98225
P. (360) 734-0338 F. (360) 685-4222

Exhibit

A

MAND VENTURES LLC

"AFTER" Boundary Line Adjustment
For P33785, P33731 & P33727

LEGAL DESCRIPTION

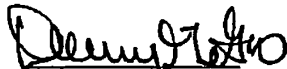
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EXCEPT Drainage District No. 16 right-of-way.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor
License No. 37532

Date: September 13, 2018