

WHEN RECORDED RETURN TO:



200403110133

Skagit County Auditor

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Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273 IC30080✓

DOCUMENT TITLE(s)

1. SHERIFF'S DEED TO REAL PROPERTY
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of the document

GRANTOR(s):

1. SKAGIT COUNTY SHERIFF
- 2.
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. WASHINGTON MUTUAL BANK
- 2.
- 3.

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

LOT 36, CEDARGROVE ON THE SKAGIT

☒ Complete legal description is on page 3 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

3877-000-036-0002

☐ (sign only if applicable) 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 _____

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

IN THE SUPERIOR COURT OF WASHINGTON FOR COUNTY

SHERIFF'S DEED TO REAL PROPERTY

WASHINGTON MUTUAL BANK, its successors
In interest and/or assigns

PLAINTIFF,

VS.

UNKNOWN HEIRS OF ROBERT L. RATCLIFF;
THOMAS RATCLIFF; ROBERT RATCLIFF, JR.

DEFENDANTS.

CAUSE NO.	02 2 01518 5
JUDGMENT RENDERED ON	04-07-2003
ORDER OF SALE ISSUED	04-17-2003
DATE OF SALE	06-13-2003
DATE OF REDEMPTION	02-13-2004
DATE OF DEED	03-01-2003

ORIGINAL

I, RICK GRIMSTEAD, Sheriff of Skagit County, State of Washington, do hereby certify that under and by virtue of the procedure indicated above, issued out of the above entitled court, in the above entitled action, duly attested, directed and delivered to me, by which I was commanded to levy upon and sell the right, title and interest of the defendant in property hereinafter described according to law, and apply the proceeds of such sale to the satisfaction of the judgment in said action, with interest and costs of suit. I duly levied on and sold at public auction, after due and legal notice, to **WASHINGTON MUTUAL BANK**, its successors In interest and/or assigns who was the highest and best bidder therefore, at such sale, for the sum of **\$69,125.79**. The real estate, situated in Skagit County, State of Washington, hereinafter described, the description of which is incorporated by this reference. I thereupon delivered to said purchaser a certificate of sale as required by law. I further certify that the time for redemption has expired.

Now, therefore, I, RICK GRIMSTEAD, Sheriff of Skagit County, or my authorized deputy, by virtue of the procedure indicated above and pursuant to the statutes relevant to such procedure, do hereby grant, bargain, sell, convey and confirm **WASHINGTON MUTUAL BANK**, its successors In interest and/or assigns as 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 the description of which is incorporated above, as fully as I can, may or ought to by virtue of the procedure indicated above, the orders of said court, and the statutes of this state.



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Sheriff's Deed

As evidence of my so granting and conveying, my authorized deputy or I hereby set my hand on the date indicated above, at Mount Vernon, Washington.

RICK GRIMSTEAD
SHERIFF

By

Julie Bjorn Fisher
Julie Bjorn Fisher
Civil Deputy

#1113
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
DATE

MAR 11 2004

Amount Paid \$
Skagit County Treasurer
By: Deputy

LEGAL DESCRIPTION:

TRACT 36, "CEDARGROVE ON THE SKAGIT", ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS,
PAGES 48 THROUGH 51, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

CIVIL PROCESS NO.

DEED/03-2001/JBF



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UNOFFICIAL DOCUMENT

On this 8th day of March, 2004, before me, Jane Fraser, Deputy, County Auditor in and for said Skagit County, personally appeared Julie Bjorn-Fisher, Civil Deputy, Sheriff's Office of the said 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 she executed the same freely and voluntarily, and for the uses and purposes and in the capacity therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Auditor's official seal, the day and year first above written.

Jane Fraser, Deputy Auditor
Skagit County Auditor in and for Skagit County, State of Washington



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Skagit County Auditor