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Skagit County Auditor

\$73.00

8/8/2014 Page

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2 11:00AM

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

**MARJORIE J. WADE, as Personal
Representative of the ESTATE OF ROBERT
F. WADE, Deceased,**

Plaintiff

vs.

**JAMES O. WATTS and MARGUERITE J.
WATTS, husband and wife, individually, and
the marital community of them composed,
BENEFICIAL WASHINGTON, INC., d/b/a
BENEFICIAL MORTGAGE CO. OF
WASHINGTON, a Delaware corporation,
CITY OF BURLINGTON, a municipal
corporation, STATE OF WASHINGTON, and
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE,
ESTATE, LIEN OR INTEREST IN THE REAL
ESTATE DESCRIBED IN THE COMPLAINT,**

Defendants.

Cause No.: 13-2-00583-5

**SHERIFF'S CERTIFICATE OF SALE OF
REAL PROPERTY**

ORIGINAL

I, Will Reichardt, Sheriff of the County of Skagit in the State of Washington, do hereby certify that pursuant to a STIPULATED ORDER GRANTING SUMMARY JUDGMENT AND DECREE OF FORCLOSURE entered in the Superior Court of said County and State on the 6th day of February 2014, in an action wherein MARJORIE J. WADE, as Personal Representative of the ESTATE OF ROBERT F. WADE, Deceased, is plaintiff and JAMES O. WATTS and MARGUERITE J. WATTS, husband and wife, individually, and the marital community of them composed, BENEFICIAL WASHINGTON, INC., d/b/a BENEFICIAL MORTGAGE CO. OF WASHINGTON, a Delaware corporation, CITY OF BURLINGTON, a municipal corporation, STATE OF WASHINGTON, and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT, are defendants.

Said order of sale having been duly certified and together with an Order of Sale issued therewith to me as such Sheriff directed and delivered, commanding me to sell according to law all or so much as may be necessary of the real property described in said order to satisfy said judgment amount to the sum of \$302,927.13 inclusive of interest, cost of suit and increased cost.

I gave due and legal notice of sale; and, on the 2nd day of April 2014, at 10:30 A.M., at the steps of the Skagit County Courthouse, Third and Kincaid Streets, in Mount Vernon, in said County of Skagit, State of Washington, I duly sold said real property at public auction to the highest bidder, to wit:

Claus Brothers, LLC
15193 Doris St
Anacortes, WA 98221

Who made the highest and best bid therefore of \$80,000.00 at said sale, for all of said real property situated in said County and State and described in said order as follows:

Assessor's Parcel/Tax ID Number: P106890 / 4631-000-017-0006

Lot 17, "PLAT OF SAHLBOM ANNEX," as per plat recorded in Volume 15 of Plats, pages 179 and 180, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington, (P106890)

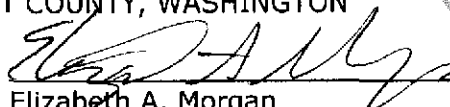
Also commonly known as 1095 Crystal Court, Burlington, WA 98233.

And I do further certify that the said real property was sold in one parcel and that said sum above stated the highest bid made, and that said sum was the whole price paid for said real property, and that the property is subject to redemption in 12 Months as provided by law.

Given under my hand this 2nd day of May 2014.

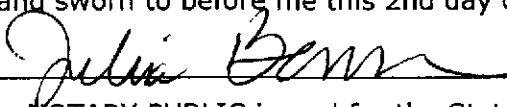
WILL REICHARDT, SHERIFF
SKAGIT COUNTY, WASHINGTON

By:


Elizabeth A. Morgan
Civil Assistant

I certify that I know or have satisfactory evidence that Elizabeth A. Morgan is the person who appeared before me and said person acknowledged that she signed this instrument as the Civil Assistant to Will Reichardt, Sheriff of Skagit County, State of Washington and acknowledges it to be the free and voluntary act of such party for the uses and purposes mentioned in the above instrument.

Subscribed and sworn to before me this 2nd day of May 2014.


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

