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06/23/2026 12:13 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.1965
JUN 23 2026

Amount Paid \$-0
Skagit Co. Treasurer
By *LT* Deputy

Return Address:
Condominium Law Group, PLLC
1833 N 105th Street, #201
Seattle, WA 98133

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 must be filled in)

1. SHERIFF'S DEED TO REAL PROPERTY

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. SHERIFF OF SKAGIT COUNTY, WASHINGTON

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. CASCADE RIVER COMMUNITY CLUB

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 33, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number
assigned

Assessor Tax # not yet

P63906 / 3873-000-033-009

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.

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT**CASCADE RIVER COMMUNITY CLUB, a
Washington Non-Profit Corporation,**

Plaintiff,

vs.

TIMOTHY K. O'MARRA,

Defendant.

Cause No.: **18-2-00619-29****SHERIFF'S DEED
TO REAL PROPERTY**

Parcel Number: P63906

Partial Legal Description: LOT 33
CASCADE RIVER PARK NO. 3

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 November 19th, 2024, upon a judgment rendered in Superior Court of SKAGIT County, Washington on August 15th, 2024, in favor of CASCADE RIVER COMMUNITY CLUB, a Washington Non-Profit Corporation, for the sum of Thirty Thousand Eight Hundred Twenty Dollars and Twenty Seven Cents (\$30,820.27).

The Order of Sale, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on November 27th, 2024, 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 February 7th, 2025, 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 CASCADE RIVER COMMUNITY CLUB, a Washington Non-Profit Corporation ("Purchaser"), the highest and best bidder, for the sum of Thirty Seven Thousand Three Hundred Fifty Four Dollars and Nineteen Cents (\$37,354.19). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on March 7th, 2025, 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.

ORIGINAL

Now, therefore, I, Don McDermott, the Sheriff of Skagit County, by virtue of the TYPE OF ORDER, 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 PURCHASER 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: P63906 / 3873-000-033-0009

LOT 33, "CASCADE RIVER PARK NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 22 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Also commonly known as 6179 Diablo Place, Marblemount, WA 98267.

Given under my hand this 18th day of May 2026.



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

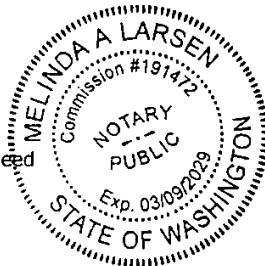
STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 18th day of May 2026, 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 A. Larsen
Melinda Larsen, NOTARY PUBLIC in and for the
State of Washington, residing in Sedro-Woolley.
My commission expires March 9, 2029.