

**Return Address:**

McCarthy & Holthus, LLP  
Attn: Christopher Luhrs, WSBA No. 43175  
108 1st Avenue South, Ste. 300  
Seattle, WA 98104

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32312  
DEC 20 2016

PAID exempt  
by deputy  
SKAMANIA COUNTY TREASURER

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

<b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in) 136805	
1. Sheriff's Deed	2.
3.	4.
<b>Reference Number(s) of Documents assigned or released:</b> Additional reference #'s on page _____ Of document. <b>Grantor(s)</b> (Last name, first name, initials) David S Brown, Sheriff of Skamania County, 1. WA , 2. , Additional names on page _____ of document.	
<b>Grantee(s)</b> (Last name first, then first name and initials) 1. Wells Fargo Bank, NA , 2. , Additional names on page _____ of document	
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range) LOT 4 OF THE ABBY ACRES SHORT PLAT, RECORDED IN AUDITOR'S FILE NO. 2007165262, SKAMANIA COUNTY, WASHINGTON Additional legal is on page _____ of document Assessor's Property Tax Parcel/Account Number 03081730142800 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.	

Skamania County Assessor

12-15-16 Parcel# 3-8-17-3 1428

☐ Assessor Tax # not yet assigned

SHERIFF'S DEED ON EXECUTION  
AND ORDER OF SALE  
CAUSE NO.12-2-00058-3

THIS INDENTURE, Made this 1st day of December 2016, BETWEEN DAVID S. BROWN, Sheriff of the County of Skamania, State of Washington, the party of the first part and WELLS FARGO BANK, N.A. the party of the second part, WITNESSETH:

WHEREAS, in and by a certain Judgment and Order of Sale rendered by the Superior Court of the County of Skamania, State of Washington, on the 26th day of February 2015 and entered on the 26<sup>th</sup> day of August 2015 a certain action then pending in said court, wherein Unknown Heirs and Devisees of Estate of Jeffrey Kieffer, et al DEFENDANT

And of which said judgment of decree a certified copy was delivered to said party of the first part, as such Sheriff for execution, it was among other things ordered, adjudged and decreed, that property be sold at public auction by the Sheriff of the County of Skamania in the manner required by law, and according to the source and practice of said Court that such sale be made and that said Sheriff execute the usual certificate and deeds to the purchaser or purchasers as required by law.

AND WHEREAS, the said Sheriff did, at the hour of 10:00 A.M., on the 13<sup>th</sup> day of November 2015, after due public notice had been given, as required by the laws of this state, and the course and practice of said Court, duly sell, at public auction, in County of Skamania, State of Washington, agreeable to the said judgment or decree, and the provisions of law, the premises mentioned in sale notice, at which sale the premises hereinafter described, were fairly struck off and sold to the said Wells Fargo Bank, N.A., for the sum of \$223,100.00 Dollars.

AND, WHEREAS, the said Wells Fargo Bank, N.A. thereupon retained bid so bidden by Wells Fargo Bank, N.A.

AND, WHEREAS, the said Sheriff thereupon made and issued the usual certificate of the said sale in due form of law, and delivered one thereof to the said Wells Fargo Bank, N.A. made and filed in said Court a Return of said sale as required by law;

AND, WHEREAS, the said Court did on the 15th day of December 2015, make and enter in said cause an order confirming said sale and directing the party of the first part to make a deed or a conveyance of said premises to said purchaser.

AND, WHEREAS, redemption period has elapsed since the date of said sale and no redemption has been made of the premises so sold as aforesaid, by or on behalf of the said judgment debtor or other person(s).

THEREFORE, the said Wells Fargo Bank, N.A. is owner by virtue of an assignment of Sheriff's Certificate of Sale on Foreclosure dated 16th day of November 2015, and is the holder of the Sheriff's Certificate of Sale on Foreclosure who has delivered the Certificate to the said Sheriff.

NOW, THIS INDENTURE WITNESSETH, that said party of the first part, the said David S. Brown, Sheriff in order to carry into effect the sale so made by him as aforesaid, in pursuance of said judgment and order of sale and in conformity to the Statute in such case made and provided, and also in consideration of the premises and of the said sum of \$223,100.00 Dollars, so bidden by the said purchaser, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said party of the second part, and to their successors and assigns forever, all their certain lot, piece or parcel of land, situate, lying and being in the said County of Skamania, State of Washington, and bounded and particularly described as follows, to-wit:

ADDRESS: 202 Brooks Road, Carson, WA 98610

LEGAL DESCRIPTION:

LOT 4 OF THE ABBY ACRES SHORT PLAT, RECORDED IN AUDITOR'S  
FILE NO. 2007165262, SKAMANIA COUNTY, WASHINGTON

Parcel Number: 03081730142800

IN WITNESS WHEREOF, DAVID S. BROWN, Sheriff of Skamania County, has executed this instrument on DECEMBER 1st, 2016



DAVID S. BROWN, SHERIFF  
P. O. Box 790  
Stevenson, WA 98648  
509-427-9490

STATE OF WASHINGTON

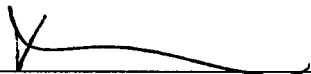
]  
]  
]

ss.

County of Skamania

On this December 1st 2016, before me Tana Berkemeyer in and for said Skamania County, personally appeared DAVID S. BROWN, SHERIFF of the County of Skamania, State of Washington, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he is such Sheriff aforesaid, executed the same, voluntarily and of his own free will, for the purposes therein mentioned.

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



Notary Public

