

Return Address:

McCarthy & Holthus, LLP
Attn: Christopher Luhrs, WSBA #43175
108 1st Avenue South, Ste. 300
Seattle, WA 98104

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 on Execution and Order of Sale

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32515

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

APR 04 2017

1. David S. Brown, Sheriff of Skamania County, WA

Additional names on page _____ of document.

PAID Exempt
Audrey M. Smith
SKAMANIA COUNTY TREASURER

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

1. PROF-2013-S3 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE

Additional names on page _____ of document.

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

THE EAST HALF OF THE EAST HALF OF THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION
19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA
COUNTY, WASHINGTON; THENCE NORTH 660 FEET; THENCE EAST 1320 FEET; THENCE
SOUTH 660 FEET; THENCE WEST 1320 FEET TO THE POINT OF BEGINNING. EXCEPT THE
SOUTH 30 FEET OF SAID TRACT RESERVED FOR PUBLIC ROAD PURPOSES.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

☐ Assessor Tax # not yet assigned

02051900040300 2m

4/4/17

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.

SHERIFF'S DEED ON EXECUTION
AND ORDER OF SALE
CAUSE NO. 14-2-100105-5

THIS INDENTURE, Made this 22nd day of March 2017, BETWEEN DAVID S. BROWN, Sheriff of the County of Skamania, State of Washington, the party of the first part and BANK OF AMERICA, 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 14th day of May 2015 a certain action then pending in said court, wherein ESTATE OF MARVINA ERICKSON AKA MILLIE MARVINA ERICKSON, 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 31st day of July 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 BANK OF AMERICA, N.A., for the sum of \$252,000.00 Dollars.

AND, WHEREAS, the said BANK OF AMERICA, N.A. thereupon retained bid so bidden by BANK OF AMERICA, N.A.

Skamania County Assessor
Date 4-4-17 Parcel# 02-05-19-0-0-0403-00
2m

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 BANK OF AMERICA, 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 30th day of October 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 PROF-2013 Legal Title Trust, by U.S. Bank National Association, Legal Title Trustee is owner by virtue of an assignment of Sheriff's Certificate of Sale on Foreclosure dated 23rd day of January 2017, 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 \$252,000.00 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:

Skamania County Assessor
Date 4/4/17 Parcel# 02-05-19-0-0-0403-00

ADDRESS: 241 NEWQUIS ROAD, WASHOUGAL, WA 98761

Jrn

LEGAL: THE EAST HALF OF THE EAST HALF OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 660 FEET; THENCE EAST 1320 FEET; THENCE SOUTH 660 FEET; THENCE WEST 1320 FEET TO

THE POINT OF BEGINNING. EXCEPT THE SOUTH 30 FEET OF SAID TRACT
RESERVED FOR PUBLIC ROAD PURPOSE.

IN WITNESS WHEREOF, DAVID S. BROWN, Sheriff of Skamania County, has executed this
instrument on 22nd DAY OF MARCH 2017




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

STATE OF WASHINGTON]
] ss.
County of Skamania]

On this 22ND day of March 2017, 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