

Skamania County, WA

Total:\$106.50

DEED

Pgs=4

Request of: WEINSTEIN & RILEY, P.S.

**2019-002245**

11/18/2019 10:45 AM



00001725201900022450040041

**AFTER RECORDING RETURN TO:**

Weinstein & Riley, P.S.  
2001 Western Ave, Suite 400  
Seattle, WA 98121  
**ATTN: Dylan Kelly**

**Name of File and File No.**

Stone/46770141

**Document Title(s):**

Sheriff's Deed on Execution and Order of Sale

**Reference Number(s) of Document assigned or released:**

2019000233

**Grantor:**

David S. Brown, Sheriff of Skamania County

**Grantee:**

Goshen Mortgage REO LLC

**Legal Description as follows:**

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 2000 FEET; THENCE NORTH 248.3 FEET; THENCE NORTH 57.20' EAST 625.2 FEET TO THE POINT OF BEGINNING OF THE TRACT TO LAND HEREBY CONVEYED; THENCE NORTH 51.33' EAST 131.6 FEET; THENCE SOUTH 57.33' EAST 76.2 FEET; THENCE SOUTH 46.14' EAST 67.2 FEET; THENCE SOUTH 29.30' EAST 88.00 FEET, TO THE NORTH LINE OF THE EVERGREEN HIGHWAY; THENCE SOUTH 57.20' WEST ALONG THE NORTH LINE OF SAID HIGHWAY 307.93 FEET; THENCE NORTH 240.3 FEET TO THE POINT OF BEGINNING.

**Assessor's Property Tax Parcel/Account Numbers:**

01-05-01-0-0-1100-00 & 01-05-01-0-0-1101-00

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

34184

NOV 18 2019

PAID

EXEMPT

SKAMANIA COUNTY TREASURER

**SHERIFF'S DEED ON EXECUTION  
AND ORDER OF SALE  
CAUSE NO. 17-2-00156-30**

THIS INDENTURE, Made this 18<sup>th</sup> day of October 2019, BETWEEN DAVID S. BROWN, Sheriff of the County of Skamania, State of Washington, the party of the first part and GOSHEN MORTGAGE REO LLC, 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 13<sup>th</sup> day of September 2018 and entered on the 12<sup>th</sup> day of October 2018 a certain action then pending in said court, NATHANIEL STONE AND JANE DOE STONE, HUSBAND AND WIFE, AND THEIR MARITAL COMMUNITY; SHELLY HVAL AND JOHN DOE HVAL, WIFE AND HUSBAND, AND THEIR MARITAL COMMUNITY; JOHN AND JANE DOES, I THOROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY; and any persons or parties claiming to have any right, title, estate, lien, or interest in the real property described in the complaint, Defendants.

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 4<sup>th</sup> day of January 2019, 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 GOSHEN MORTGAGE REO LLC, for the sum of \$225,000.00 Dollars.

AND, WHEREAS, the said GOSHEN MORTGAGE REO LLC thereupon retained bid so bidden by GOSHEN MORTGAGE REO LLC.

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 GOSHEN MORTGAGE REO LLC made and filed in said Court a Return of said sale as required by law;

AND, WHEREAS, the said Court did on the 31<sup>st</sup> day of January 2019, 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, the said property was assigned to another by the said purchaser or other person so entitled to assign.

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 GOSHEN MORTGAGE REO LLC is owner by virtue of an assignment of Sheriff's Certificate of Sale on Foreclosure dated 4<sup>th</sup> day of January 2019, from purchaser or other assignee to GOSHEN MORTGAGE REO LLC, 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 \$225,000.00 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:

ADDRESS: 28621 STATE RT. 14 WASHOUGAL, WA 98671

LEGAL: A tract of land in the south half of the south half of section 1, township 1 north, range 5 east of the Willamette meridian, in the county of Skamania, state of Washington, described as follows:

Commencing at the southeast corner of section 1, township 1 north, range 5 east of the Willamette meridian; thence east 2000 feet; thence north 248.3 feet; thence north 57.20' east 625.2 feet to the point of beginning of the tract to land hereby conveyed; thence north 51.33' east 131.6 feet; thence south 57.33' east 76.2 feet; thence south 46.14' east 67.2 feet; thence south 29.30' east 88.00 feet, to the north line of the evergreen highway; thence south 57.20' west along the north line of said highway 307.93 feet; thence north 240.3 feet to the point of beginning.

PARCEL NO: 01-05-01-0-0-1100 & 01-05-0-0-1101-00 


IN WITNESS WHEREOF, DAVID S. BROWN, Sheriff of Skamania County, has executed this instrument on 18<sup>th</sup> DAY OF OCTOBER 2019.



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

Skamania County Assessor

Date 11-18-19 Parcel# 1-5-1-1100

 1-5-1101


01-05-01-0-0-1101-00

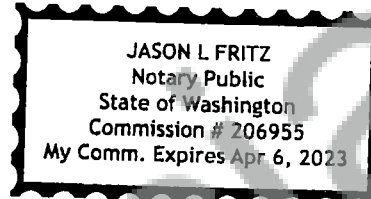
STATE OF WASHINGTON

County of Skamania

On this 18<sup>th</sup> day of October 2019, before me Jason Fritz 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.

  
\_\_\_\_\_  
Jason Fritz  
Notary Public



Unofficial Copy