



202012020067

12/02/2020 11:34 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Filed for Record at Request of  
North Star Trustee, LLC

AND WHEN RECORDED TO:  
TIPPRO LLC and Eastside Funding LLC  
for Security purposes only  
3927 Lake Washington Blvd NE  
Kirkland, WA 98033

2020-5142  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 02 2020

T.S. No.: 19-56093 Order No.: 190720621-WA-MSI

Amount Paid ~~00~~ ABOVE THIS LINE FOR RECORDER'S USE  
By Skagit Co. Treasurer  
10 Deputy

**TRUSTEE'S DEED**

The GRANTOR, North Star Trustee, LLC, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: TIPPRO LLC and Eastside Funding LLC for Security purposes only, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**TR. B & A PTN OF TR. A, SW SP 08-79 IN TR. 15, SEDRO ACREAGE A PTN OF LOT 1, SUNSET INDUSTRIAL PARK, SKAGIT COUNTY, WASHINGTON, AS MORE FULLY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.**

A.P.N. No.: 41700000150132 (P76963)

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between BRYAN W. BARNWELL, MARRIED, AS HIS SEPARATE PROPERTY, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Mann Mortgage LLC D/B/A Skagit Valley Mortgage, beneficiary of the security instrument, its successors and assigns, as Beneficiary, dated 10/17/2007, recorded 10/22/2007, as Instrument No. 200710220167, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$100,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Mann Mortgage LLC D/B/A Skagit Valley Mortgage, beneficiary of the security instrument, its successors and assigns and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.



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EXHIBIT A

PARCEL "A"

TRACT B, SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN BOOK 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001 AND BEING A PORTION OF TRACT, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF TRACT "A" OF SEDRO-WOOLLEY SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN VOLUME 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001, BEING A PORTION OF TRACT 15, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "B" OF SAID SHORT PLAT NO. SW-0879;  
THENCE SOUTH 88°55'54" WEST 12 FEET;  
THENCE NORTH 0°20'09" EAST 108.00 FEET;  
THENCE NORTH 88°55'54" EAST 12 FEET, TO THE NORTHWEST CORNER OF SAID TRACT "B";  
THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT "B" TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C"

THAT PORTION OF LOT 1, BINDING SITE PLAN NO. SW-01-93, (SUNSET INDUSTRIAL PARK) RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND 84, UNDER AUDITOR'S FILE NO. 9406100051, AND BEING A PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND OF TRACTS 14 AND 15, "SEDRO ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B, SHORT PLAT NO. SW-0879, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN BOOK 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001, SAID POINT ALSO BEING A SOUTHEAST CORNER OF LOT 1, BINDING SITE PLAN NO. SW-01-93;  
THENCE NORTHERLY, ALONG THE WESTERLY LINE OF MAPLE STREET A DISTANCE OF 4 FEET, MORE OR LESS, TO AN EXISTING FENCE;

THENCE WESTERLY, ALONG SAID EXISTING FENCE A DISTANCE OF 96.00 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID EXISTING FENCE;

THENCE SOUTHERLY, ALONG SAID EXISTING FENCE TO THE SOUTHERLY LINE OF SAID LOT 1, BINDING SITE PLAN NO. SW-01-93;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID TRACT B;  
THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT B, TO THE NORTHWEST CORNER THEREOF;

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THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID TRACT B, TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO VERN KNUTZEN ET UX, BY DEED RECORDED JULY 6, 1989, UNDER AUDITOR'S FILE NO. 8907060006.

SITUATE IN THE CITY OF SEDRO-WOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.