

Filed For Record At Request Of
And When Recorded Return To:
 Brent F. Dille
 DILLE LAW, PLLC
 2010 Caton Way SW, Ste. 101
 Olympia, WA 98502

Real Estate Excise Tax
 Exempt
 Skagit County Treasurer
 By Lena Thompson
 Affidavit No. 20237771
 Date 08/22/2023

TRUSTEE'S DEED

Grantor	Dille Law PLLC, Successor Trustee
Grantee	Champ Systems Inc. Profit Sharing Plan
Legal Description (abbreviated)	Lot 22, Sedro-Woolley BSP, AP 9406100051
Assessor's Tax Parcel ID No.	P37346

The undersigned Grantor, Dille Law, PLLC, Successor Trustee, as hereinafter particularly described, in consideration of the promises and payment recited below, hereby grants and conveys without warranty to Champ Systems Inc. Profit Sharing Plan the following described real estate located in Skagit County, State of Washington:

Parcel A:

Lot 22, 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, records of Skagit County, Washington, 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 Tracts 14 and 15 "SEDRO ACERAG", 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:

A non-exclusive easement for ingress, egress and utilities over, under and across Sunset Park Drive, as shown on the face of 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, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Recitals

1. Made pursuant to the powers, including the power of sale conferred upon, said Trustee by that certain Deed of Trust between Clarion Holdings, LLC, a Washington limited liability company as Grantor to Land Title Escrow as Trustee and Amick Family Trust dated December 10, 1990 as beneficiary dated September 6, 2019 and recorded under Skagit County Auditors recording number 201912160154 which Deed of Trust was assigned to Champ Systems Inc. Profit Sharing Plan dated July 13, 2022 and recorded under Skagit County Auditors recording number 2502208080036 and Dille Law was substituted as Successor Trustee under Appointment of Successor Trustee dated February 15, 2022 and recorded under Skagit County Auditor's recording number 202202220181.
2. Said Deed of Trust was executed to secure together with a Promissory Note, as subsequently amended in the total amount of \$825,000.00 with interest thereon, according to the terms thereof in favor of Champ Systems Inc. Profit Sharing Plan and to secure other sums on money which may become due and payable on 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 the successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Champ Systems Inc. Profit Sharing Plan, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed on February 12, 2023, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 202302170038.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as June 9, 2023, a public place, at 10 o'clock a.m., and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and

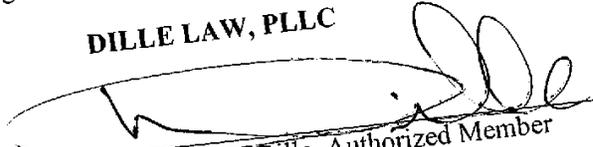
seventh day before the date of sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. The time of the Trustees sale was continued by Notices of Continuance to July 21, 2023 under Notice of Continuance recorded under Skagit County Auditor's recording number 202307030037 and copies of said Notice of Continuance was mailed by Certified and regular mail to all parties and title thereto and subsequently the sale was continued again in accordance with law to August 18, 2023 at 10:00 am at a public place with Notice of Continuance recorded under Skagit County Auditors recording number 202307250076 and copies of said Notice of Continuance was mailed by certified and regular mail to all personal entitled thereto.
9. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
10. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
11. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 18, 2023 the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

*Remainder of Page Left Intentionally Blank
Signature and Notary Acknowledgement of the Following Page*

DATED this 24 day of August, 2023.

DILLE LAW, PLLC


By: Bryce H. Dille, Authorized Member

STATE OF WASHINGTON)
COUNTY OF THURSTON)) ss.

On this day personally appeared before me before me personally appeared Bryce H. Dille, to me known to be an Authorized Member of Dille Law, PLLC the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

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


NOTARY PUBLIC - State of Washington
Commission expires: 5/11/26

