



202509020044

09/02/2025 02:20 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

WHEN RECORDED MAIL TO:

Guardian Northwest Title & Escrow Company
(Skagit County Recording Desk)
1301B Riverside Drive
PO Box 1667
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025 2950
SEP 02 2025

MAIL TAX STATEMENTS TO:

Harborstone Credit Union
c/o Finance and Accounting
PO Box 4207
Tacoma, Wa 98438

Amount Paid \$ *340,137.89*
Skagit Co. Treasurer
By *KD* Deputy

GNW 25-23917

<p>Document Title(s) (or transactions contained therein):</p> <p>1. Bargain and Sale Deed</p>
<p>Grantor(s) (Last name first, then first name and initials):</p> <p>1. SAVIBANK, a Washington bank corporation <input type="checkbox"/> Additional names on page ___ of document.</p>
<p>Grantee(s) (Last name first, then first name and initials):</p> <p>1. HARBORSTONE CREDIT UNION, a Washington chartered credit union <input type="checkbox"/> Additional names on page ___ of document.</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Lots 1-3, Block 3, Baker & Section 10, Township 35 North, Range 8 East - SE NE <input checked="" type="checkbox"/> Full legal is on <u>EXHIBIT A</u> of document.</p>
<p>Assessor's Property Tax Parcel/Account Number Parcel No. P70513/4048-003-003-0007 & P43636/350810-0-017-0000</p>
<p>Address 45872 Main Street Concrete, WA 98237</p>

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, SAVIBANK, a Washington bank corporation (“Grantor”), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which are acknowledged, hereby bargains, sells and conveys to HARBORSTONE CREDIT UNION, a Washington chartered credit union (“Grantee”), that certain real property (the “Property”) situated in the County of Skagit, State of Washington, described in Exhibit A attached hereto and incorporated by reference, together with all easements, hereditaments and appurtenances thereto and all improvements situated thereon.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: (a) all covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including without limitation, those shown on any recorded plat or survey concerning the Property; (b) all matters which would be revealed or disclosed in an accurate survey of the Property; (c) liens for taxes on real property not yet due and payable; and (d) any other matters of which Grantee has agreed to take title subject to.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Parcel "A":

Lots 1, 2 and 3, Block 3, BAKER, as per plat thereof recorded in Volume 3 of Plats, Page 63, recorded of Skagit County Washington, EXCEPT the rights of the Town of Concrete to the North 6 feet thereof for road purposes.

Parcel "B":

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 35 North, Range 8 East, W.M. described as follows:

Begin at a point 134 feet South of the Northwest corner of Lot 1, Block 3 Plat of "BAKER"; thence South 65 feet, to the True Point of Beginning, thence East 45 feet; thence North 65 feet, more or less, to a point due East of the True Point of Beginning; thence West 45 feet, to the True Point of Beginning.