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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 2850
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 KO Deputy

GNW 25-23914

Document Title(s) (or transactions contained therein):

1. Bargain and Sale Deed

Grantor(s) (Last name first, then first name and initials):

1. SAVIBANK, a Washington bank corporation, who acquired title as Business Bank of Skagit County
- ☐ Additional names on page ___ of document.

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

1. HARBORSTONE CREDIT UNION, a Washington chartered credit union
2. ☐ Additional names on page ___ of document.

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

Lot 1, SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No.
LU05-061

☒ Full legal is on EXHIBIT A of document.

Assessor's Property Tax Parcel/Account Number

Parcel No. P126614/072-000-001-0000

Address

208 E. Blackburn Road
Mount Vernon, WA 98273

BARGAIN AND SALE DEED

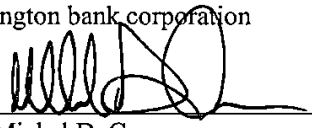
FOR VALUE RECEIVED, **SAVIBANK**, a Washington bank corporation, who acquired title as Business Bank of Skagit County ("**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which are acknowledged, 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]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Bargain and Sale Deed as of 8/28, 2025.

SAVIBANK,
a Washington bank corporation

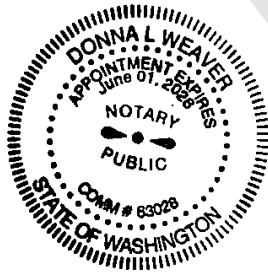
By: 

Michal D. Cann,
Chairman of the Board of Directors

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Michal D. Cann, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chairman of the Board of Directors of SAVIBANK, a Washington bank corporation, to be the free and voluntary act and deed of said entity for the uses and purposes mentioned in the instrument.

Dated this 28th day of August, 2025.



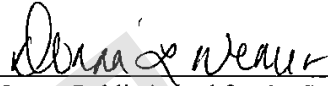

Notary Public in and for the State of Washington
My appointment expires: June 1 2028

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:

Lot 1, SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN No. LU05-061, as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.