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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
Attn: Recording Department
PO Box 1667
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20252050
SEP 02 2025

Amount Paid \$ 348,137.89
Skagit Co. Treasurer
By KD Deputy

MAIL TAX STATEMENTS TO:

Harbor Stone Credit Union
c/o Finance and Accounting
PO Box 4207
Tacoma, WA 98438

GNW 25-23918

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
☐ 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)

Section 17, Township 34 North, Range 4 East - SE NE (aka Tract C, SP MV-4-81)

☒ Full legal is on EXHIBIT A of document.

Assessor's Property Tax Parcel/Account Number

Parcel No. P25882/340417-1-013-0505

Address

1725 E. College Way
Mount Vernon, WA 98273

BARGAIN AND SALE DEED

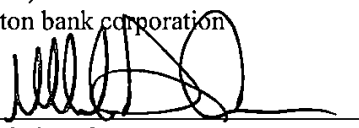
FOR VALUE RECEIVED, **SAVIBANK**, a Washington bank corporation ("**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which are acknowledged, hereby bargains, sells and conveys to **HARBORSTONE 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]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Bargain and Sale Deed as of 8/20, 2025.

SAVIBANK,
a Washington bank corporation

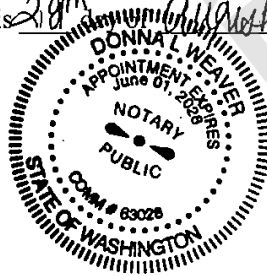
By: 

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 20th day of August, 2025.



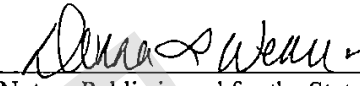

Notary Public in and for the State of Washington
My appointment expires: June 1, 2028

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:

Tract "C" of Mount Vernon Short Plat No. MV-4-81, approved January 20, 1981, recorded January 21, 1981 in Volume 5 of Short Plats, page 26, under Auditor's File No. 8101210002 and being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.;

EXCEPT the West 15 feet of said Tract "C", EXCEPT the South 155 feet thereof, as conveyed to Randy Aldridge by deed recorded September 1, 1989, under Auditor's File No. 8909010091,

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded May 13, 1991, under Auditor's File No. 9105130037.

TOGETHER WITH that portion of "Hawthorne Lawn, platted by Skagit Memorial Park Inc.," as per plat recorded in Volume 7 of Plats, page 13, records of Skagit County, Washington, also known as Lots 1-8, Block 1, Lots 5-8, Block 2, Lots 5-8, Block 25, Lots 1-8, Block 26, Lots 1-8, Block 27, Lots 5-8, Block 28, Lot 8, Block 50 and Lots 1, 7 and 8, Block 51, Section B, Reserve B Hawthorne Memorial Park Burial Plot map; and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.;
thence North 0°28'17" West along the West line of said subdivision for a distance of 35.00 feet, more or less, to the Northerly right-of-way margin of SR 538 as shown on that certain right-of-way map labeled SR 538 MP 0.09 to MP 1.27 Jct. SR 5 to LaVenture Road, Skagit County/Right-of-way Plan Washington State Department of Transportation, dated April 15, 1988, sheet 4 of 4 and being the TRUE POINT OF BEGINNING;
thence South 89°37'00" East along said North right-of-way margin of SR 538 for a distance of 33.20 feet;
thence North 0°23'00" East for a distance of 47.50 feet;
thence North 89°37'00" West for a distance of 18.00 feet;
thence North 0°23'00" East for a distance of 3.50 feet;
thence North 89°37'00" West for a distance of 15.96 feet, more or less, to the West line of said Southeast 1/4 of the Northeast 1/4 at a point bearing North 0°28'17" West from the TRUE POINT OF BEGINNING;
thence South 0°28'17" East along said West line for a distance of 51.01 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.