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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

2025 2850  
SEP 02 2025

MAIL TAX STATEMENTS TO:

Harborstone Credit Union  
c/o Finance & Accounting  
PO Box 4207  
Tacoma, WA 98438

Amount Paid \$346,137.89  
Skagit Co. Treasurer  
By *KD* Deputy

GNW 25-23916

<b>Document Title(s)</b> (or transactions contained therein): 1. Bargain and Sale Deed
<b>Grantor(s)</b> (Last name first, then first name and initials): 1. SAVIBANK, a Washington bank corporation, who acquired title as Savi Bank <input type="checkbox"/> Additional names on page ___ of document.
<b>Grantee(s)</b> (Last name first, then first name and initials): 1. HARBORSTONE CREDIT UNION, a Washington chartered credit union 2. <input type="checkbox"/> Additional names on page ___ of document.
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range) Ptn. Lot 6, Sedro Home Acreage, Plate 2 (aka Trs. A, C & D, Short Plat #SW-02-83) <input checked="" type="checkbox"/> Full legal is on <u>EXHIBIT A</u> of document.
<b>Assessor's Property Tax Parcel/Account Number</b> Parcel No. P77152/4171-002-006-0005 & P77154/4171-002-006-0203 & P77155/4171-002-006-0302
<b>Address</b> 811 Moore Street and 207 Ball Street Sedro Woolley, WA 98284

**BARGAIN AND SALE DEED**

FOR VALUE RECEIVED, SAVIBANK, a Washington bank corporation, who acquired title as Savi Bank (“**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:

Tracts "A", "C" and "D", Sedro Woolley Short Plat No. SW-02-83, approved March 8, 1983 and recorded March 9, 1983 in Volume 6 of Short Plats, page 51, under Auditor's File No. 8303090021; being located in Lot 6 "Plate No. 2, Sedro Home Acreage, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.