

AFTER RECORDING RETURN TO:
Hershner Hunter, LLP
Attn: Lisa M. Summers
P.O. Box 1475
Eugene, OR 97440

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20249926
Date 03/18/2024

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:
CAPITAL PRESERVATION 200, LLC

TRUE AND ACTUAL CONSIDERATION:
\$2,900,000.00

M210138-CT

File No.: 44955.1 – Capital Preservation/Beacon Hill

TRUSTEE'S DEED

TRUSTEE: NANCY K. CARY, Successor Trustee, PO Box 1475, Eugene, OR 97440
GRANTEE: CAPITAL PRESERVATION 200, LLC, 4660 NE 77th Avenue, Stc. 200,
Vancouver, WA 98662

RECITALS:

A. BEACON HILL INTERNATIONAL MINISTRIES INC., an Arizona non-profit corporation, Grantor, executed and delivered to FIDELITY NATIONAL TITLE COMPANY, Trustee for the benefit of CAPITAL PRESERVATION 200, LLC, a Washington limited liability company, Beneficiary, a Trust Deed dated May 20, 2022 and recorded on May 23, 2022, in the Official Records of Skagit County, Washington as Auditor's File No. Recording No. 202205230075 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

Lot(s): Ptn. 67, 68 and 202 Eaglemont Phase 1A, TGW, Ptn. Lot 132, Eaglemont Phase 1B, AND TGW, Ptn. 27-34-4E, W.M. (more fully described on the attached Exhibit A).

Tax Account No.: P104336 / 4621-000-067-0006

Real Property Addrws: 4800 Eaglemont Drive, Mount Vernon, WA 98274.

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. NANCY K. CARY was appointed Successor Trustee of the Trust Deed. The appointment was recorded on August 31, 2023 in the Official Records of Skagit County, Washington as Auditor's File No. 202308310001.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on August 31, 2023 in the Official Records of Skagit County, Washington as Auditor's File No. 202308310049.

D. After recording the Notice of Trustee's Sale, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice as required by R.C.W. 61.24.040, by mailing the notice to them at their last known addresses by both first-class mail and certified mail, return receipt requested. The notice was mailed to them more than 120 days before the Trustee conducted the sale. The Trustee also provided the Grantor or the Grantor's successor in interest a Notice of Foreclosure in the form and manner required by R.C.W. 61.24.040.

2. To the occupants of the Real Property by personal service, or by conspicuously posting on the property, more than 120 days prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Skagit County Herald, a newspaper of general circulation in Skagit County, Washington, once between the 35th day and the 28th day before the sale date and once between the 14th and the 7th day before the sale date.

E. The Trust Deed, under which this Trustee's Sale was made, provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

F. Prior to the Trustee's Sale, no action on an obligation secured by the Trust Deed was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all of any part of the Real Property.

G. All legal requirements and all provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W. Chapter 61.24.

H. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons referred to in Recital D. of this deed.

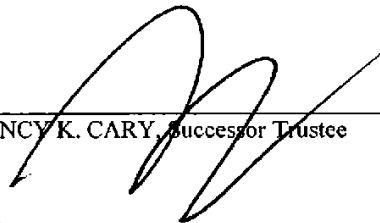
I. On March 1, 2024, at 2:00 p.m. at the front of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, Washington, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

J. At no time during the period of time between the recording of the Notice of Trustee's Sale and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

- K. The true and actual consideration paid for this transfer is \$2,900,000.00.
- L. In construing this instrument, whenever the context requires, the following shall apply:
 1. References to a specific gender shall include the masculine, feminine and neuter genders.
 2. Reference to the singular shall include the plural and vice versa.
 3. References to the Trustee shall include any Successor Trustee.

In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed.

Dated: March 13, 2024.




 NANCY K. CARY, Successor Trustee

STATE OF OREGON)
) ss.
 COUNTY OF LANE)

On this day personally appeared before me NANCY K. CARY, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed by same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal on March 13, 2024.





 Notary Public for Oregon
 Residing at: Eugene, Oregon
 My Commission Expires: 7/10/2027
 TS #44955.1

EXHIBIT A

Lot 67 of the "Plat of EAGLEMONT Phase 1A" as per plat recorded in Volume 15 of Plats, Pages 130-146, inclusive, records of Skagit County, Washington;

EXCEPT those portions of Lot 67 as described on the seven following described documents:

Auditor's File No. 9704300139

Auditor's File No. 9710090071

Auditor's File No. 9810080045

Auditor's File No. 200303280232

Auditor's File No. 200711060074, being a re-recording of Auditor's File No. 200601110039

Auditor's File No. 201612200006

Auditor's File No. 201612200007

TOGETHER WITH those portions of Lot 68 and Tract 202 of said plat boundary adjusted thereto as described on the four following described documents:

Auditor's File No. 9810080044

Auditor's File No. 200303280230

Auditor's File No. 201612200004

Auditor's File No. 201612200005

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a portion of said plat as described on said 201612200005;

ALSO TOGETHER WITH that portion of Section 26, Township 34 North, Range 4 East, W.M. as described on document recorded as Auditor's File No. 201612200004;

ALSO TOGETHER WITH that portion of Lot 132, "Plat of Eaglemont, Phase 1B, Division 3" as per plat recorded October 25, 2004 as Auditor's File No. 200410250250, records of Skagit County, as described on document recorded as Auditor's File No. 200504220127;

TOGETHER WITH a non-exclusive "Access Easement for Utilities" over and across a portion of said Lot 132 as described on said 200504220127.

Situated in Skagit County, Washington.