

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Core Properties LLC
1709 KOK Rd
Lynden WA 98264

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262905
Date 09/03/2026

T.S. # 185385

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. P112361

TRUSTEE'S DEED UPON SALE

The Grantor, **Bailey Goebig, Authorized Signer, of Prime Recon LLC**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys without warranty to **Core Properties LLC**, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 16, EXCEPT THE WEST 36.57 FEET THEREOF, BLOCK 77, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED GRAVES STREET WHICH HAS REVERTED THERETO BY OPERATION OF LAW. SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

The postal address of which is more commonly known as: 940 Alexander Street AKA 940 Alexander Street A & B, Sedro Woolley, WA 98284.

Abbreviated legal: A Ptn of Lot 16, B1K 77, 1st to Sedro

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between **Brady J. Kinsella and Heather L. Kinsella, Husband and Wife**, as GRANTOR, to **Pacific Northwest Title Insurance Company**, as TRUSTEE, **Mortgage Electronic Registration Systems, Inc.** as designated nominee for **First Horizon Home Loan Corporation** as BENEFICIARY, dated **July 21, 2005**, and recorded **July 28, 2005**, as Instrument No. **200507280291**, in the official records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$201520** with interest thereon, according to the terms thereof, in favor of **Mortgage Electronic Registration Systems, Inc.** as designated nominee for **First Horizon Home Loan Corporation**, and to secure and other sums of money which might become due and payable under the terms of said Deed of Trust.

TS#185385

Page 1 of 3

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. **The Bank of New York Mellon as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-8, Mortgage Pass-Through Certificates, Series 2005-8** being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust executed and on **02/05/2026** recorded in the Office of the Auditor of **Skagit** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **202602050060** in Book Page .

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the front entrance to the Skagit County Courthouse, **205 W. Kincaid St.**, in the City of **Mount Vernon**, State of **Washington**, a public place, on **08/28/2026** at **10:00 AM**, and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.

8. During foreclosure no action was pending on an obligation secured by said Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provide in Chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **08/28/2026**, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder thereof, the property hereinabove described, for the sum of **\$389,000.00**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Dated: 9/3/2026

Prime Recon LLC

x Bailey Goebig

By: Bailey Goebig, Authorized Signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

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County of RIVERSIDEOn SEPTEMBER 3RD, 2026 before me, KRISTEN MAZZARAa Notary Public, personally appeared Bailey Goebig

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kristen Mazzara

(This area for Official Notary Seal)

Notary Public

TS#185385

Page 3 of 3