

POOR ORIGINAL

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01/28/2025 11:13 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

Return Address

Perkins Coie LLP
Attn: Nathan Fahrer
1201 Third Ave., Suite 4900
Seattle, WA 98101

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250219
Date 01/28/2025

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

1. Bargain and Sale Deed

Reference Number(s) of Documents assigned or released: N/A
(on page ___ of documents(s))

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

1. L and V Properties II LLC, a Washington limited liability company

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

1. Larry Gordon and Virginia Gordon, husband and wife

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

Lot 9, Hilde Commercial Facility Binding Site Plan No. 97-0361 (Section 32, Township 34 North, Range 4 East - NW SW)

☒ Full legal is on pages 4-5 of document.

Assessor's Property Tax Parcel/Account Numbers:

APN: P113741 and P113741 /8020-000-009-0000.

1 -BARGAIN AND SALE DEED

170659059.1

BARGAIN AND SALE DEED

L AND V PROPERTIES II LLC, a Washington limited liability company ("Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Larry Gordon and Virginia Gordon, husband and wife, as joint tenants with rights of survivorship ("Grantee"), the real property situated in Skagit County, Washington, more particularly described on **Exhibit A** attached hereto and by this reference incorporated herein, together with all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in any way appertaining thereto and with all improvements located thereon, free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on **Exhibit B**, attached hereto and by this reference incorporated herein.

(Signature on following page)

DATED: January 24, 2025

I. AND V PROPERTIES II LLC.
a Washington limited liability company

By: Larry Gordon

Name: Larry Gordon

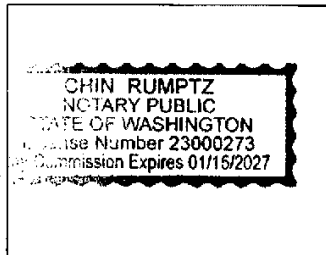
Title: Manager

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 Washington) ss.
COUNTY OF Pierce)

On this 24 day of January, 2025, before me personally appeared Larry Gordon, to me known to be the Manager of I. AND V PROPERTIES II LLC, a Washington limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

(Signature of officer)

Notary Public in and for the State of
Washington, residing at Pacific

My commission expires: 1/15/2027

[Seal]

3 -BARGAIN AND SALE DEED

170659059.1

Exhibit A**Legal Description**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

LOT 9, HILDE COMMERCIAL FACILITY BINDING SITE PLAN NO. 97-0361, APPROVED NOVEMBER 25, 1998, RECORDED NOVEMBER 25, 1998, IN VOLUME 13 OF SHORT PLATS, PAGES 186 AND 187, UNDER AUDITOR'S FILE NO. 9811250022 AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: P113741 and P113741 /8020-000-009-0000.

Commonly known as: 524 Jacks Lane, Mount Vernon, WA

Exhibit A TO BARGAIN AND SALE DEED

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Exhibit B**Permitted Encumbrances**

1. General and special taxes and assessments for the fiscal year 2024.
2. Drainage Ditch right-of-way appropriated by Drainage District No. 17 in Skagit County Superior Court Cause No. 17539.
3. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington: Recorded: April 14, 1953 Auditor's No.: 487101
4. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington: Recorded: June 19, 1953: Auditor's No.: 489685
5. Easement, including terms and provisions thereof:
Grantee: Puget Sound Power & Light Company
Recorded: February 20, 1987
Auditor's No. 8702200057
Purpose: Underground electrical system
Area Affected: As disclosed in instrument
6. Regulatory notice/agreement regarding Development Agreement RE: Hilde Commercial Facility that may include covenants, conditions and restrictions affecting the subject property, recorded on October 13, 1998 as Auditor's File No. 9810130051.
7. Any and all offers of Dedications, Conditions, Restrictions, Easements, Fence Line/Boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following Plat/Short Plat/Survey: Name: Hilde Commercial Facility Binding Site Plan, BSP No. 97-0361
Recorded: November 25, 1998: Auditor's No.: 9811250022
8. Articles of Incorporation of Hilde Commercial Facility Maintenance Association, Including the Terms and Provisions Therein: Recorded: November 25, 1998: Auditor's No. 9811250023

Exhibit B TO BARGAIN AND SALE DEED

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