

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250629
Date 03/05/2025

After Recording Mail To:
Andrew C. Schuh
Skagit Law Group, PLLC
PO Box 336
Mount Vernon WA 98273

BARGAIN AND SALE DEED

THE GRANTOR, Sandra G. Gordon, Personal Representative of the Estate of Huntly S. Gordon, Jr., deceased, per Skagit County Superior Court Cause No. 24-4-00301-29, for and in consideration of inheritance, conveys to GRANTEE: Sandra G. Gordon, a single person, the following described real estate, situate in the County of Skagit, State of Washington:

Legal Description:


Lot 68, "Plat of Montreaux, Phase 1," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Parcel/ ID: P126461/4935-000-068-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

Dated: March 3, 2025
Sandra G. GordonState of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Sandra G. Gordon is the person who appeared before me, acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.


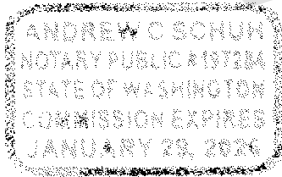
DATED: March 3, 2025
Notary Public ANDREW C. SCHUHMy commission expires: 1/29/26

EXHIBIT "A"
Exception

1. Easement including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 9, 1985
 Auditor's No(s): 8512090055, records of Skagit County, Washington
 In favor of: Public Utilities District No. 1
 For: Water pipe line
 Affects: A portion of said premises

2. Charges in lieu of assessment as set forth on the face of short Plat Nos. MV-20-81 and MV-1-83, as follows:

The charge in lieu of assessment for each lot in this subdivision shall be (see below). (This charge includes a credit of Lateral Fee for installed sewer lines). A standard participation contract must be executed and the said amount paid prior to issuance of a sewer permit.

To be determined at future subdividing or building.

3. Notes contained on the face of Short Plat no. MV-20-81, as follows:
 Those minimum street improvements as required under section 16.32.034 E. adjoining Tract D in this Short Plat shall be constructed at such time as one of the following conditions occur:

Building permit application for a residence on said Tract D.

Tract D is further subdivided by plat or short plat.

In the event an L.I.D. is proposed, requested or established by the City of Mount Vernon.

4. Agreement and Easement, including the terms and conditions thereof; entered into;
 By: Burr C. Reeve and Ester C. Reeve, husband and wife
 And Between: Cedar Development Corp. et al
 Recorded: October 4, 1989
 Auditor's No.: 8910040097, records of Skagit County, Washington
 Easement Agreement relating to roadway, drainage and utilities
5. Agreement and Easement, including the terms and conditions thereof; entered into;
 By: Sea-Van Investment Associates
 And Between: Burr C. Reeve and Esther E. Reeve
 Recorded: June 14, 1993
 Auditor's No.: 9306140119, records of Skagit County, Washington
 Providing: Easement Relocation Agreement
6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 30, 2006
 Auditor's No(s): 200610300144, records of Skagit County, Washington
 In favor of: Puget Sound Energy
 For: Electric transmission and/or distribution line, together with necessary appurtenances

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on MONTREAUX PHASE 1:

Recording No: 200707230124

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 16, 2008
Recording No.: 200805160148

9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 1, 2008
Recording No.: 200805010004

10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Montreaux Phase 1 Homeowner's Association.