

When recorded return to:

Andrew C. Schuh  
SKAGIT LAW GROUP, PLLC  
PO Box 336  
Mount Vernon, Washington 98273

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 03/12/2025

### **REVOCABLE TRANSFER ON DEATH DEED**

Grantor: Sandra G. Gordon, a single person.

Grantees: Stephanie K. Lynn, Teresa J. Tweed, Scott A. Mangold, Karla K. Jacks, Karrie B. McCrea, in equal, undivided shares, as tenants in common.

**LEGAL DESCRIPTION.** The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is legally described as follows:

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.

Assessor's Property Tax Parcel/Account No.: P126461/4935-000-068-0000

**SUBJECT TO:**

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

**TRANSFER ON DEATH.** The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after-acquired title of the Grantor, to the beneficiaries as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

**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 I Homeowner's Association.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Revocable Transfer on Death Deed is not a "sale," as defined in RCW 82.45.010(1) and is, therefore, not subject to real estate excise tax. Also, pursuant to WAC 458-61A-303(3)(j) no Real Estate Excise Tax Affidavit is required. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202.

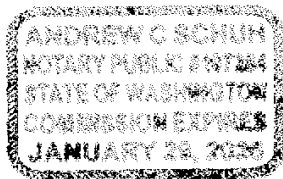
DATED this 12 day of March, 2025.


  
Sandra G. Gordon, Grantor

State 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, and said person acknowledges that they signed this instrument and acknowledges it to be their free and voluntary act, for the uses and purposes in the instrument.

DATED: March 12, 2025



  
, Notary Public  
**ANDREW C. SCHUH**  
My appointment expires 1/29/26