

POOR ORIGINAL

Return Address

Perkins Coie LLP
Attn: Nathan Fahrer
1301 Second Ave., Suite 4200
Seattle, WA 98101

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 JAS 1
SEP 09 2025

Amount Paid \$-
Skagit Co. Treasurer
By *[Signature]* Deputy

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 document(s))

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

1. LARRY GORDON and VIRGINIA GORDON, husband and wife

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

1. SCOTT A. GORDON AS TRUSTEE OF THE SAG GST TRUST UNDER AGREEMENT DATED DECEMBER 19, 2012 and STEVEN M. GORDON AS TRUSTEE OF THE SMG GST TRUST UNDER AGREEMENT DATED DECEMBER 19, 2012

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 page 5 of document.

Assessor's Property Tax Parcel/Account Numbers:

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

1 BARGAIN AND SALE DEED

182678144v2
182678144.2

BARGAIN AND SALE DEED

LARRY GORDON and VIRGINIA GORDON, husband and wife ("Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to SCOTT A. GORDON AS TRUSTEE OF THE SAG GST TRUST UNDER AGREEMENT DATED DECEMBER 19, 2012 and STEVEN M. GORDON AS TRUSTEE OF THE SMG GST TRUST UNDER AGREEMENT DATED DECEMBER 19, 2012 ("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)

2 –BARGAIN AND SALE DEED

182678144v2
182678144.2

DATED as of: August 31, 2025

By: *Larry Gordon*
Name: Larry Gordon

By: *Virginia Gordon*
Name: Virginia Gordon

3 -BARGAIN AND SALE DEED

182678144v2
182678144.2

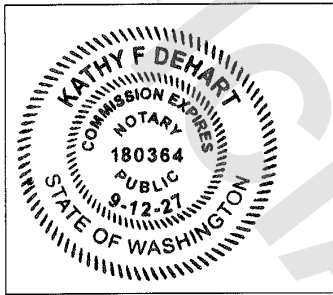
UNOFFICIAL DOCUMENT

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 31st day of August, 2025, before me personally appeared Larry Gordon and Virginia Gordon, husband and wife that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned.

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)

Kathy F. Dehart

(Signature of officer)
Notary Public in and for the State of
Washington, residing at Pierce County
My commission expires: Sept 12, 2027

[Seal]

4 -BARGAIN AND SALE DEED

182678144v2
182678144.2

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

182678144v2
182678144.2

Exhibit B**Permitted Encumbrances**

1. General and special taxes and assessments for the fiscal year 2025.
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

182678144v2
182678144.2