

**Return Address**

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

Real Estate Excise Tax  
 Exempt  
 Skagit County Treasurer  
 By Lena Thompson  
 Affidavit No. 20252956  
 Date 09/09/2025

<p><b>Document Title(s)</b> (or transactions contained therein):</p> <p>1. Bargain and Sale Deed</p>
<p><b>Reference Number(s) of Documents assigned or released:</b> N/A        (on page ___ of document(s))</p>
<p><b>Grantor(s)</b> (Last name first, then first name and initials):</p> <p>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</p>
<p><b>Grantee(s)</b> (Last name first, then first name and initials):</p> <p>1. GB MT. VERNON LLC, a Washington limited liability company</p>
<p><b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range):</p> <p>Lot 9, Hilde Commercial Facility Binding Site Plan No. 97-0361 (Section 32, Township 34 North, Range 4 East - NW SW)</p> <p><input checked="" type="checkbox"/> Full legal is on page 5 of document.</p>
<p><b>Assessor's Property Tax Parcel/Account Numbers:</b></p> <p>APN: P113741 /8020-000-009-0000.</p>

1 -BARGAIN AND SALE DEED  
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**BARGAIN AND SALE DEED**

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 ("Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to GB MT. VERNON LLC, a Washington limited liability company ("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)*





**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 /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 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

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