

After recording, return to:

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253957
Date 12/09/2025

REFERENCE NO. 202509090065

This document is being re-recorded due to scrivener's error on including improvements in the transfer. This transfer was intended for real property only.

DOCUMENT TITLE: CORRECTION BARGAIN AND SALE DEED

GRANTOR: 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: GB MT. VERNON LLC, a Washington limited liability company

ABBREVIATED LEGAL DESCRIPTION: Lot 9, Hilde Commercial Facility Binding Site Plat No. 97-0361 (Section 32, T34N, R4E, W.M.), Skagit County, Washington

Additional or complete legal description is on Exhibit A of document.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S): P113741 / 8020-000-009-0000

202509090065

09/09/2025 03:49 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

<p>Return Address</p> <p>Perkins Coie LLP Attn: Nathan Fahrler 1301 Second Ave., Suite 4200 Seattle, WA 98101</p>
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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252956
Date 09/09/2025

<p>Document Title(s) (or transactions contained therein):</p> <p>1. Bargain and Sale Deed</p>
<p>Reference Number(s) of Documents assigned or released: N/A (on page ___ of documents(s))</p>
<p>Grantor(s) (Last name first, then first name and initials):</p> <p>1. SCOTT A. GORDON AS TRUSTEE OF THE SAG GST TRUST UNDER AGREEMENT DATED DECFMBER 19, 2012 and STEVEN M. GORDON AS TRUSTEE OF THE SMG GST TRUST UNDER AGREEMENT DATED DECEMBER 19, 2012</p>
<p>Grantee(s) (Last name first, then first name and initials):</p> <p>1. GB MT. VERNON LLC, a Washington limited liability company</p>
<p>Legal description (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>Assessor's Property Tax Parcel/Account Numbers:</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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