



200311030409

Skagit County Auditor

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When Recorded Return to:  
COACH CORRAL  
377 S. Burlington Blvd  
Burlington WA 98233

Chicago Title Company - Island Division

Order No: BE7752 MJJ

C27167

### STATUTORY WARRANTY DEED

THE GRANTOR, **LOIS T. GARDNER** as guardian for **THE ESTATE OF CHARLES R. TUFF**

for and in consideration of Fifty Thousand and 00/100...(\$50,000.00) Dollars

in hand paid, conveys and warrants to **COACH CORRAL**, a Washington corporation

the following described real estate, situated in the County of Skagit, State of Washington:

#### PARCEL A:

Tract 24, PLAT OF CHEASTYS BIG LAKE TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 24;  
thence Northwesterly along the Southwesterly line thereof to a point on the Northwesterly line of the Southeasterly 12 feet of said lot, said point being the true point of beginning;  
thence Northeasterly along said Northwesterly line a distance of 57 feet;  
thence Northwesterly parallel with the Southwesterly line of said lot a distance of 55.6 feet, more or less, to the Northwesterly line of said lot;  
thence Southwesterly along said Northwesterly line to the Northwest corner of said lot;  
thence Southeasterly along the Southwesterly line of said lot to the true point of beginning.

#### PARCEL B:

An easement for ingress and egress over and across the Southeasterly 8 feet of that portion of Tract 24, PLAT OF CHEASTYS BIG LAKE TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 24;  
thence Northwesterly along the Southwesterly line thereof to a point on the Northwesterly line of the Southeasterly 12 feet of said lot, said point being the true point of beginning;  
thence Northeasterly along said Northwesterly line a distance of 57 feet;  
thence Northwesterly parallel with the Southwesterly line of said lot a distance of 55.6 feet, more or less, to the Northwesterly line of said lot;  
thence Southwesterly along said Northwesterly line to the Northwest corner of said lot;  
thence Southeasterly along the Southwesterly line of said lot to the true point of beginning.

**ALL Situated in Skagit County, Washington.**

Tax Account No. : 3882-000-024-0000 P112738

LPB No. 10

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 5711

NOV 03 2003

Amount Paid \$ 765.00  
Skagit Co. Treasurer  
By Deputy

Subject to: Restrictions, reservations and easements of record.

Dated: October 7, 2003

*Lois T. Gardner*  
*guardian for*  
*Charles R. Tuff*  
LOIS T. GARDNER, as Guardian for  
The Estate of CHARLES R. TUFF

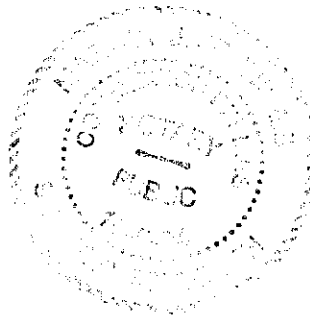
STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Lois T. Gardner is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 24, 2003

*Marcia J. Jennings*  
Marcia J. Jennings

Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 10/5/2004



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