

When Recorded Return to:
CANDACE I. SCATCHARD
14773 Avon Allen Road
Mount Vernon WA 98273



200403010188
Skagit County Auditor

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Chicago Title Company - Island Division

Order No: IMV0052 MKP

C298541

BARGAIN AND SALE DEED

THE GRANTOR GUARDIANSHIP SERVICES OF SEATTLE, trustee of THE PHILLIP CORRAL TRUST

for and in consideration of Three Hundred Forty Thousand and 00/100.....(\$340,000.00)
DOLLARS

in hand paid, conveys and warrants to CANDACE I. SCATCHARD, a married person, dealing as her sole and separate property

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

Abbreviated legal description: Ptn N ½ SE ¼ SW ¼, Sec. 13 T34N, R3E W.M. See legal description attached hereto and by reference made a part hereof.

The Grantor, for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, they will forever warrant and defend the said described real estate.

Tax Account No. : 340313-3-009-0166 P21822

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: See attached Exhibit "A"

MAR 01 2004

Dated: 2/26/04

Amount Paid \$ 5,202.00
Skagit Co. Treasurer
By [Signature] Deputy

GUARDIANSHIP SERVICES OF SEATTLE AS TRUSTEE OF THE PHILLIP CORRAL TRUST

Robyn K. Bennett 2/26/04
By Robyn K. Bennett Date
Senior Property Manager

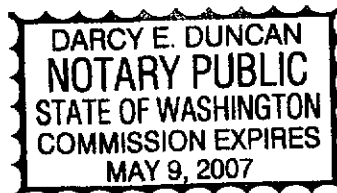
STATE OF WASHINGTON
COUNTY OF King

I certify that I know or have satisfactory evidence that Robyn K. Bennett the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Senior Property Manager of GUARDIANSHIP SERVICES OF SEATTLE AS TRUSTEE OF THE PHILLIP CORRAL TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/26/04



Notary Public in and for the State of Washington
Residing at SEATTLE
My appointment expires: 5/9/07



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EXHIBIT 'A'

Description:

Order No: IMV0052 MKP

That portion of the North Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of said subdivision and the East line of the Avon-Allen Road;

Thence South along the East line of the Avon-Allen Road a distance of 151.50 feet;

Thence East along the Southerly line of an existing East and West rail fence a distance of 235.00 feet to a point that is 145.80 feet, more or less, South of the North line of said subdivision;

Thence continue in an Easterly direction a distance of 823.00 feet, more or less, to a point 2.00 feet West of an existing North and South fence and 165.00 feet South of the North line of said subdivision;

Thence North along a line which is 2.00 feet West of and parallel with said existing North and South fence a distance of 165.00 feet to the North line of said Southwest Quarter of the Southwest Quarter;

Thence West along the North line of said subdivision a distance of 1,058.00 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

Subject To:

See Schedule B-001



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SCHEDULE B-001

1. Right of way for road known as Avon Allen, constructive notice of which is contained in various instruments of record;
Affects: The West border of said premises of said premises
2. Note on the face of Short Plat No. 10-72.
 - A. Zoning: Agricultural
 - B. Source of Water Supply: Skagit County P.U.D. No.1
 - C. Method of Sewage Disposal: Septic Tanks and Drain Fields. This tract already has a new house located thereon facing the Avon-Allen Road. This house was constructed approximately three years ago at which time the septic tank and drain field was installed by Charles Smyth, a licensed installer in Skagit County, in accordance with a permit issued by the Skagit County Department of Health.
 - D. Restriction: None
 - E. Statements: The purpose of this short plat is to sell that existing home located upon Tract A. Said Tract A has 151.50 ft. of frontage on the Avon-Allen Road and consequently does not necessitate any additional rights-of-way or easements for public services or utilities.
 - F. Short Plat Number and date of approval shall be included in all deeds and contracts.
3. Matters concerning existing fence as delineated on the face of Short Plat No. 10-72
4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 22, 1972
Auditor's No(s): 764399, records of Skagit County, Washington
Executed By: Arnold Gilley and Margaret Gilley
5. Matters on a Survey recorded November 13, 1996 in Volume 19 of Surveys, pages 9 and 10 under Auditor's File No. 9611130056, records of Skagit County, Washington.
6. Any question arising from the fact that the premises are described by reference to impermanent monument, said monument being a fence.

- END OF SCHEDULE B-001 -


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