

When Recorded Return to:
JOSEPH DONALD SAUER JR.
JUDITH MARY SAUER
17329 Slow Lane
Mount Vernon, WA 98274



200403310213
Skagit County Auditor

3/31/2004 Page 1 of 2 3:58PM

Chicago Title Company - Island Division
Order No: BE8888 MJJ

C 30044 ✓

STATUTORY WARRANTY DEED

THE GRANTOR COACH CORRAL, a Washington corporation

for and in consideration of One Hundred Fifty-Seven Thousand Eight Hundred and 00/100...(\$157,800.00) DOLLARS in hand paid, conveys and warrants to JOSEPH DONALD SAUER JR. and JUDITH MARY SAUER, husband and wife

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

A portion of Tract 24, PLAT OF CHEASTY'S BIG LAKE TRACTS, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

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

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

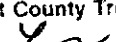
Dated: March 27, 2004

COACH CORRAL, a Washington corporation


Keith Padgett, General Manager

1536
SKAGIT COUNTY, WASHINGTON
Real Estate Excise Tax
PAID

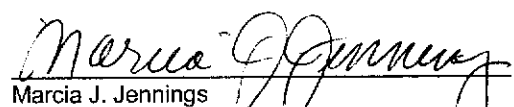
MAR 31 2004

Amount Paid \$ 2414.34
Skagit County Treasurer
By:  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Keith Padgett the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the General Manager of COACH CORRAL to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 29, 2004


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

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE8888 MJJ

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.

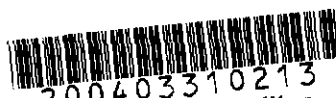
Situated in Skagit County, Washington.

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.

Situated in Skagit County, Washington.



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3/31/2004 Page 2 of 2 3:58PM