

When Recorded Return to:
MAVIS MARY MITTEN
1606 Anaco Beach Road
Anacortes, WA 98221



200407290135
Skagit County Auditor

Chicago Title Company - Island Division
Order No: AE10133 JAC IC31795 ✓

STATUTORY WARRANTY DEED

THE GRANTOR GAREY E. COATNEY and SHARON A. COATNEY, husband and wife

for and in consideration of Four Hundred Twenty-Nine Thousand and 00/100...(\$429,000.00)
DOLLARS

in hand paid, conveys and warrants to

MAVIS MARY MITTEN, a single person

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

BriefLegal: Tract A and ptn. Lot 41, SKYLINE NO. 3

COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF BY THIS REFERENCE.

Tax Account No. : P59214 3819-000-108-0014

3951
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Subject to: Restrictions, reservations and easements of record.

JUL 29 2004

Amount Paid \$ 7,636.20
Skagit County Treasurer
By: [Signature] Deputy

Dated: July 27, 2004

[Signature] 7/26/04
GAREY E. COATNEY Date

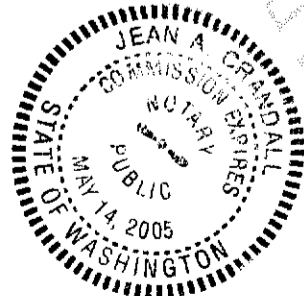
[Signature] 7-28-04
SHARON A. COATNEY Date

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GAREY E. COATNEY and SHARON A. COATNEY the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 7-28-04

[Signature]
Notary Public in and for the State of Washington
Residing at [Signature]
My appointment expires: 5-14-05



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: AE10133 JAC

PARCEL A:

Tract A, SKYLINE NO. 3, according to the plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Lot 41, SKYLINE NO. 3, according to the plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington, described as follows:

Commencing at the North corner of said Lot 41;
thence Southerly to a point on the Southwesterly line of said lot, which is 58.91 feet Southeasterly of the Southerly corner of Tract A of said Skyline No. 3;
thence Northwesterly along the Southwesterly line of Lot 41, a distance of 58.91 feet to the Southerly corner of Tract A;
thence North 36°13'49" East, 90.77 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress, egress and utilities over and across the Southwesterly 10 feet of Lot 41, Skyline No. 3, according to the plat recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington;

EXCEPT that portion described in Parcel B herein, as granted by instrument dated January 15, 1982, and recorded January 21, 1982, under Auditor's File No. 8201210020, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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