

AFTER RECORDING MAIL TO:

Mr. and Mrs. John R. Cox
17269 Lake View Boulevard
Mount Vernon, WA 98274



200501310251

Skagit County Auditor

1/31/2005 Page 1 of 3 3:48PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A71426

Statutory Warranty Deed

Grantor(s): Thomas C. Gilbert and J. Suzanne Gilbert
Grantee(s): John R. Cox and Linda M. Cox
Assessor's Tax Parcel Number(s): 3882-000-031-0018 P64423
Abbreviated Legal: Ptn. Lot 24, and Lot 31, "CHEASTYS BIG LAKE TRACTS"

FIRST AMERICAN TITLE CO.

A71426E

THE GRANTOR Thomas C. Gilbert and J. Suzanne Gilbert, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John R. Cox and Linda M. Cox, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "B" attached hereto.

Dated: January 27, 2005

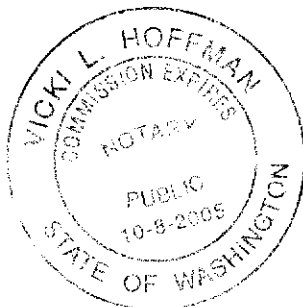
Thomas C. Gilbert

J. Suzanne Gilbert

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas C. Gilbert and J. Suzanne Gilbert, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-29-05



Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

478

JAN 31 2005

Amount Paid \$ 3382.00
By Skagit Co. Treasurer
Deputy

EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract 31, and 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.



A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of:	Remainder of Lot 24
Recorded:	December 17, 1997
Auditor's No:	9712170045
For:	Ingress, egress and utilities
Affects:	Northwesterly 10 feet and Southerly 8 feet

B. AN EASEMENT FOR SIDE SEWER AFFECTING THE PORTION OF SAID PREMISES STATED HEREIN:

Recorded:	May 6, 1998
Auditor's No:	9805060094
Width:	6 feet
Location:	Along the line of said side sewer as constructed



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1/31/2005 Page

3 of

3 3:48PM