

AFTER RECORDING MAIL TO:
Brian Joseph Dyer
3821 Moody Court
Mount Vernon, WA 98274



199908100088
Kathy Hill, Skagit County Auditor
8/10/1999 Page 1 of 2 3:24:31PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-90608-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mercedes Holdings, Inc.
Grantee(s): Brian Joseph Dyer
Abbreviated Legal: Lot 16, EDGEMOOR ESTATES
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4658-000-016-0005/P107402

THE GRANTOR Mercedes Holdings, Inc., a Washington corporation, who erroneously acquired title as Mercedes Land Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian Joseph Dyer, a single man the following described real estate, situated in the County of Skagit, State of Washington: Lot 16, "PLAT OF EDGEMOOR ESTATES", as per plat recorded in Volume 16 of Plats, pages 62 through 64, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

30874
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

See Attached Exhibit A

Dated this 9th day of August, 1999

By Mercedes Holdings, Inc.

By

AUG 10 1999

By Derek Stebner, President

By

3,097.20
Skagit County Treasurer
By: Deputy

STATE OF Washington

County of Skagit

SS:

I certify that I know or have satisfactory evidence that Derek Stebner is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of Mercedes Holdings, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 9, 1999

Nancy Lea Cleave

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 9/01/2002

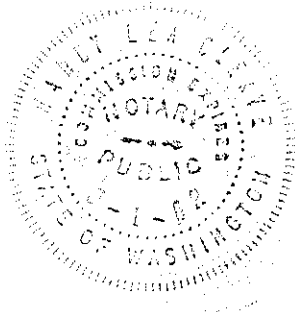


Exhibit A

SUBJECT TO Easement recorded under Auditor's No. 9309200095 and 9408260093; Easement provisions contained on the face of the plat; Provision for Private Drainage Easement contained on face of the plat; Provision for Stormwater Facilities contained on face of plat; Dedication Provisions contained on the face of the plat; Easement disclosed by Plat of said addition; Declaration recorded under Auditor's No. 9602220056.

