



200306240076  
Skagit County Auditor

6/24/2003 Page 1 of 1 11:39AM

AFTER RECORDING MAIL TO:

Name **TREVOR COWIN, KARA COWIN**  
Address **935 NELSON**  
City, State, Zip **SEDRO WOOLLEY, WA 98284**  
**B74579**

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

**Statutory Warranty Deed**

**B74579E**

**THE GRANTOR BRIAN JOSEPH DYER**, as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **TREVOR COWIN and KARA COWIN, Husband and Wife** 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;

**TOGETHER WITH** that portion of Lot 10, "PLAT OF EDGEMOOR ESTATES", being more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 10; thence North 89 degrees 12'57" West along the North line of said Lot 10 a distance of 69.33 feet to the Northwest corner thereof; thence South 38 degrees 36' 15" West along the West line of said Lot 10 a distance of 23.00 feet; thence North 78 degrees 30'00" East a distance of 85.39 feet to the point of beginning.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, INCLUDING WITHOUT LIMITATION Paragraphs A through E of Schedule B-1, First American Title Commitment No. B74579 effective May 12, 2003.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 3041  
JUN 24 2003

Assessor's Property Tax Parcel Account Number(s): 4658-000-016-0005 P107402

Amount Paid \$ 3916.00  
Skagit Co. Treasurer  
By Deputy

Dated June 23, 2003.

*Brian Joseph Dyer*  
BRIAN JOSEPH DYER

STATE OF WASHINGTON  
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **BRIAN JOSEPH DYER** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 23rd, 2003.

*Linda Remick*

Notary Public in and for the State of Washington  
Residing at Spokane  
My appointment expires: 6-7-04

