



200312310233
Skagit County Auditor

12/31/2003 Page 1 of 1 4:28PM

AFTER RECORDING MAIL TO:

PHILLIP D. SNYDER, CYNTHIA COBB SNYDER
1928 FROSTBURG CI.
CLAREMONT, CA 91711
A76435

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

Statutory Warranty Deed

A76435E-1
FIRST AMERICAN TITLE CO.

THE GRANTOR JOHN R. COX & ASSOCIATES LLC for and in consideration of WAC NO. 458-61-550 in hand paid, conveys and warrants to PHILLIP D. SNYDER and CYNTHIA COBB SNYDER, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 7 of "PLAT OF CHEUNG-MAVAR'S SKYLINE NO. 21", as recorded in Volume 14 on pages 26 and 27, under Auditor's File No. 8610230001, records of Skagit County, Washington.

"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."

60627
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
DEC 31 2003
Amount Paid \$
Skagit County Treasurer
By: Deputy

Assessor's Property Tax Parcel Account Number(s): 4486-000-007-0008 (P83307)

Dated this 23rd day of December, 2003.

JOHN R. COX & ASSOCIATES LLC

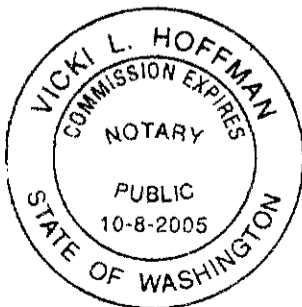
BY: JOHN R. COX, MEMBER

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that JOHN R. COX 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 acknowledged it as the Managing Member of JOHN R. COX & ASSOCIATES LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12-29-03



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05