

After recording, please return to:  
FIRUZ & JEFFREY PLLC  
*Attorneys at Law*  
1700 7<sup>th</sup> Avenue, Suite 2100  
Seattle, WA 98101

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20260286  
Date 02/03/2026

**PERSONAL REPRESENTATIVE'S DEED**  
(BARGAIN & SALE DEED UNDER RCW 64.04.040)

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**Grantors:** BARBARA A. COWEN, as Personal Representative of the ESTATE OF BRUCE FULLER COWEN (KCSC No. 21-4-03625-6 SEA); and BARBARA A. COWEN, an unmarried woman

**Grantee:** BARBARA A. COWEN, Trustee of the MARITAL TRUST u/w dated September 17, 2014

**Assessor's Property Tax Parcel No.:** P59596 / 38230000170000

**Abbreviated Legal Description:** Skyline No. 7

**Complete Legal Description:** See below.

**Reference Nos. of Documents Released or Assigned:** None

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The Grantors, BARBARA A. COWEN, as Personal Representative of the ESTATE OF BRUCE FULLER COWEN (KCSC No. 21-4-03625-6 SEA); and BARBARA A. COWEN, an unmarried woman; in consideration of distribution of estate, bargains, sells, and conveys to the Grantee, BARBARA A. COWEN, Trustee of the MARITAL TRUST u/w dated September 17, 2014, the following real property located in the County of Skagit, State of Washington, commonly known as 2003 Cay Way, Anacortes, WA 98221, and further described:

**PARCEL A:**

Lot 17, "SKYLINE NO 7," as per plat recorded in Volume 9 of Plats, Pages 70 and 71, records of Skagit County, Washington.

**PARCEL B:**

That portion of Section 28, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeasterly corner of Lot 17, Skyline No. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington; thence 71°11'45" East 63.51 feet; thence North 23°32'00" East 32.33 feet; thence North 04°36'33" East 60.00 feet; thence North 75°44'40" West 65.55 feet to the Northeasterly corner of said Lot 17; thence Southerly along the Easterly line of said Lot 17, 87.00 feet to the point of beginning.

Subject to any exceptions set forth on record.

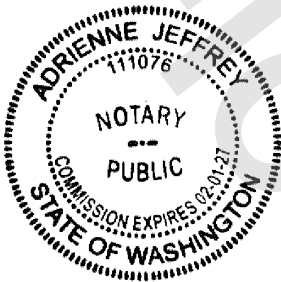
The Grantor for the estate and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

Dated: June 3, 2025 Barbara A Cowen  
BARBARA A. COWEN, Grantor  
Personal Representative, Estate of Bruce Fuller  
Cowen  
Barbara A Cowen  
BARBARA A. COWEN, Grantor

STATE OF WASHINGTON )  
 )ss:  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that **BARBARA A. COWEN** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the Personal Representative of the Estate of Bruce Fuller Cowen and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Acknowledged before me on June 3, 2025.

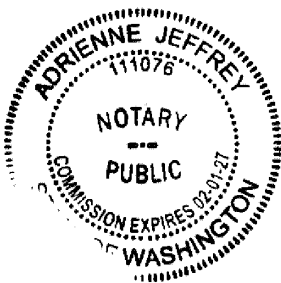


Adrienne Jeffrey  
(Print name) Adrienne Jeffrey  
Notary Public in and for the State of Washington  
My commission expires 2/1/27

STATE OF WASHINGTON )  
 )ss:  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that **BARBARA A. COWEN** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Acknowledged before me on June 3, 2025.



Adrienne Jeffrey  
(Print name) Adrienne Jeffrey  
Notary Public in and for the State of Washington  
My commission expires 2/1/27