

When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273



200807310101
Skagit County Auditor

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Estate Deed

Grantor(s): Toby Cossman, as Personal Representative

Grantee(s): Toby Cossman as Trustee of the Cossman Family Trust dated April 8, 1998 and amended August 2, 2001

Legal Description (abbreviated): Lot 38 Skyline No 7

Assessor's Tax Parcel Number: 3823-000-038-0013 P59619

For and in consideration of distribution pursuant to probate, the receipt and adequacy of which are hereby acknowledged, **Toby Cossman, as Personal Representative of the Estate of Theodore Irwin Cossman, deceased under Skagit County Cause No. 07-4-00225-1**, ("Grantor") grants, bargains, sells, conveys, and confirms to **Toby Cossman as Trustee of the Cossman Family Trust dated April 8, 1998 and amended August 2, 2001**, a trust ("Grantee") the following described real estate, situated in the County indicated and the State of Washington:

Attached as Schedule "A-1"

SUBJECT TO: all encumbrances and defects of record.

Grantor, for itself and its successors in interest, hereby expressly limits the covenants of this Deed to those stated herein, and excludes all covenants arising or to arise by statutory or other effect. Grantor covenants that, against all persons lawfully claiming or to claim by, through, or under Grantor, but not otherwise, Grantor will forever warrant and defend the above-described real estate.

Schedule "A-1"

Order No.: 126192-SAL
Policy No.: LITE-6306-33484

DESCRIPTION:

PARCEL "A":

Lot 38, "SKYLINE NO. 7," as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

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

Beginning at the Southwest corner of Lot 38, "SKYLINE NO. 7," as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;
thence North 64°33'41" West 60.00 feet;
thence North 34°18'47" East 70.80 feet;
thence South 70°48'31" East 64.70 feet to the Northwesterly corner of said Lot 38;
thence South 42°47'26" West along the Westerly line of said Lot 38, 22.86 feet to the beginning of a curvature to the left, from which point the center of said curvature bears South 47°12'34" East, a distance of 185.00 feet;
thence Southerly 56.03 feet along the arc of said curvature, having a radius of 185.00 feet and a central angle of 17°21'07" to the point of beginning containing 4345.8 square feet, more or less.

EXCEPTING THEREOF any portion lying within the boundaries of Skyline Short Plat, if any, Volume 6 of Short Plats, pages 87 to 90, inclusive, under Auditor's File No. 8310120030, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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