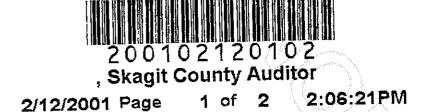
Filed for Record at Request of: Gary T. Jones P.O. Box 1245 Mount Vernon, WA 98273



SPECIAL WARRANTY DEED

THE GRANTOR, DAVID J. NIDEROST, personal representative of the Estate of HELEN M. NIDEROST, deceased, Skagit County Cause No. 00-4-00288-2, in fulfillment of the Specific Bequest, at page 2, line 12 of the decedent's Last Will and Testament, does hereby grant and convey to CHERYL A. NIDEROST, formerly CHERYL COLE, the premises commonly known as 4301 Apache Drive, Mount Vernon, WA 98273, in Skagit County, Washington, more particularly described as follows:

Lot 31, Thunderbird East Second Addition, according to plat thereof recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situate in Skagit County, Washington. P81808

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude 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, and will forever warrant and defend the said described real estate.

DATED this S day of Feb., 2001.

ESTATE OF HELEN M. NIDEROST

DAVID J. NIDEROST, Personal Rep.

STATE OF WASHINGTON) county of Skall) ss.

On this day personally appeared before me DAVID J. NIDEROST, to me known to be the Personal Representative of the Estate of Helen M. Niderost, Deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Mediven under my hand and official seal this 8th day of

OF WASHING

Notary Public in and for the State of Washington, residing at:

My commission expires:

5-5-01

39401

SKAGIT COUNTY WASHINGTON

FFB 1 2 2001

Amount Paid \$
Skagit Co. Treasurer
Deputy
By

200102120102

, Skagit County Auditor 2/12/2001 Page 2 of 2 2:06:21PM