

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



200102120102

, Skagit County Auditor

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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. P 81808

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 8 day of Feb., 2001.

ESTATE OF HELEN M. NIDEROST


DAVID J. NIDEROST, Personal Rep.

STATE OF WASHINGTON)
COUNTY OF Skagit) 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.

Given under my hand and official seal this 8th day of February, 2001.



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

My commission expires: 5-5-01

3 9401
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 12 2001

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy



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, Skagit County Auditor

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