Recorded at the Request of and Return to:

Gary T. Jones Attorney at Law P.O. Box 1245 Mount Vernon, WA 98273 200106120049 , Skagit County Auditor 6/12/2001 Page 1 of 3 10:20:45AM

SPECIAL WARRANTY DEED

THE GRANTOR, ESTATE OF WILLIAM D. CASSIDY, deceased, Skagit County Probate No. 99-4-00330-6, by JANET E. CASSIDY, personal representative, for and in consideration of distribution under the Will of WILLIAM D. CASSIDY, grants, bargains, conveys, and confirms to: Grantee, JANET E. CASSIDY, surviving spouse of WILLIAM D. CASSIDY, the following described real estate, situated in the County of Skagit, State of Washington:

Attached as Schedule I-A and incorporated herein as if fully set forth. PTN NILLWICO SKOOT KNOT ACTEONS. Situate in Skagit County, State of Washington.

Tax Parcel/Account #3989-001-0116-0108/P68674.

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 3rd day of January, 2001.

JANET E. CASSIDY

Personal Rep.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JANET E. CASSIDY, to me known to be the Personal Representative of the Estate of WILLIAM D. CASSIDY, 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 3 day of 2001.

Notary Public in and for the State of Washington residing at: March 1965.

My commission expires: 3/10/2002

4/352 SKAGIT COUNTY WASHINGTON Real Estate Excise Tax PAID

JUN 12 2001

Ainount Paid \$
Skagit County Treasurer
By: Deputy

200106120049 200106120049 , Skagit County Auditor 6/12/2001 Page 2 of 3 10:20:45AM

Schedule I-A Legal Description

16410 Bradley Road Bow, WA 98232

That portion of Tract 16, "L.W.L CO's SKAGIT RIVER ACREAGE, PLAT NO. 1, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, lying Easterly of a line drawn parallel with a 1020 feet Easterly of the West line thereof, EXCEPT the North 165 feet thereof, and ALSO EXCEPT the East 17 feet thereof conveyed to Skagit County for road purposes, by deed dated March 18, 1964, recorded March 19, 1964, under Auditor's File No. 648042.

Situate in County of Skagit, State of Washington.

