

FILED AT REQUEST OF/RETURN TO:
LAW OFFICE OF BRIAN E. CLARK
P. O. BOX 336
MOUNT VERNON, WA 98273



200312090049

Skagit County Auditor

12/9/2003 Page 1 of 3 10:59AM

SPECIAL WARRANTY DEED

Grantor(s): **LAVERNE KRIEGER, Personal Representative**
Additional Grantor: Page 1

Grantee(s): **LAVERNE KRIEGER, a single woman**

Abbreviated Legal: Skagit County, Eaglemont Phase 1A, Lot 41
Additional legal on: Exhibit "A"
Tax Parcel No: 4621-000-041-0000/P104308

THE GRANTOR, LAVERNE KRIEGER, in her capacity as the duly appointed, qualified and acting personal representative for the estate of CONRAD KRIEGER, in Skagit County Cause No. 02 4 00264 1, in distribution of said estate, does grant, bargain, convey and confirm to LAVERNE KRIEGER, a single woman, as Grantee, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Described Community Property").

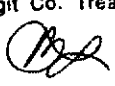
SUBJECT TO: All easements, encumbrances, restrictions, and reservations of record

(Treasurer's Excise Stamp:)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6240

DEC 03 2003

Amount Paid: \$
By  Skagit Co. Treasurer
Deputy

Grantor hereby confirms and quit claims to LAVERNE KRIEGER, a single woman, as to the remaining undivided one-half (1/2) interest in the Described Community Property, which interest represents the surviving spouse's one-half (1/2) interest in the property which was the community property of CONRAD "BUD" KRIEGER and LAVERNE KRIEGER, at the time of death of the decedent.

Dated: Dec 9, 2003

ESTATE OF CONRAD KRIEGER

By: LaVerne Krieger
LaVerne Krieger, Personal Representative

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LaVerne Krieger 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 as the personal representative of the Estate of Conrad Krieger, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 9, 2003

Christina J. Dilley
Notary Public

CHRISTINA J. DILLEY

My Appt. Expires: 2-1-2005

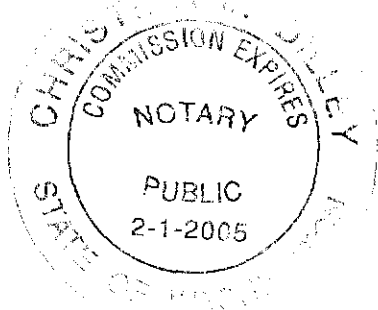


EXHIBIT "A"
Skagit County Property

Lot 41, "PLAT OF EAGLEMONT PHASE 1A", as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, records of Skagit County, Washington, together with that portion of Lot 67 of said Plat, described as follows:

Beginning at the Southwest corner of said Lot 41;
thence South 1 degrees 15'52" West on an extension of the West line of said Lot 41, a distance of 19.72 feet;
thence South 89 degrees 37'13" East, a distance of 70.01 feet to a point which lies South 1 degrees 15'52" West from the Southeast corner of said Lot 41;
thence North 1 degrees 15'52" East, a distance of 19.72 feet to the Southeast corner of said Lot 41;
thence North 89 degrees 37'13" West along the South line of Lot 41, a distance of 70.01 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Site Address: 4818 New Woods Place, Mount Vernon, WA 98274