

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



200410070070
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 partial fulfillment of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey to JOE F. NIDEROST, JR., a single man, that certain real property situated in Skagit County, Washington, legally described as follows:

See Attached Exhibit "A"

GL 34 4-33-3

Assessor's Account Numbers: 330304-0-005-0009; P# 15370
330304-0-006-0008; P#15371
330304-0-004-0300; P#120576

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 statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 29 day of September 2004.

ESTATE OF HELEN M. NIDEROST

David Niderost p.r.
DAVID J. NIDEROST,
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF GRANT)

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 29 day of September 2004.



N.E. Knebel
Notary Public, State of Washington
Residing at: Grant County
My commission expires: Dec. 15, 2007

5465
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2004

Amount Paid \$ 0
Skagit Co. Treasurer
By man Deputy



200410070070
Skagit County Auditor

LISSE & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

Grantor: Estate of Helen Niderost

Grantee: Joe F. Niderost, Jr.

Those portions of Government Lots 3 and 4, Section 4, Township 33 North, Range 3 East, W.M. lying westerly of Best Road and being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 4, Township 33 North, Range 3 East;
thence South 89°34'46" East along the North lines of said Government Lots 3 and 4 of said Section 4, for a distance of 1,526.82 feet, more or less, to the westerly right of way margin of Best Road (formerly known as Chilberg Road) as conveyed to Skagit County by right of way Deed recorded under Skagit County Auditor's File No. 675173;
thence South 28°42'27" East along said westerly right of way margin for a distance of 45.89 feet;
thence South 28°13'00" East for a distance of 209.09 feet, more or less, to an intersection with the westerly right of way margin of Best Road (formerly Chilberg Road) as conveyed to Skagit County by right of way Deed recorded under Skagit County Auditor's File No. 254652;
thence South 25°10'46" East along said westerly right of way margin as described on document recorded under Auditor's File No. 254652 for a distance of 405.02 feet;
thence leaving said westerly right of way margin South 70°18'16" West for a distance of 159.03 feet;
thence South 25°10'46" East for a distance of 64.14 feet;
thence North 89°37'58" West parallel with the South line of said Government Lots 3 and 4 for a distance of 1,695.27 feet, more or less, to the West line of said Government Lot 4 at a point bearing South 0°11'24" East from the POINT OF BEGINNING;
thence North 0°11'24" West along said West line 703.02 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 27.13 acres



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