



201107130033
Skagit County Auditor

7/13/2011 Page 1 of 6 12:48PM



201106300132
Skagit County Auditor

6/30/2011 Page 1 of 5 4:01PM

WHEN RECORDED RETURN TO:

Department of the Army
US Army Engineer District, Sacramento
Corps of Engineers
1325 J Street
Sacramento, CA 95814-2922

** Re-record to Add Spouse name*

LAND TITLE OF SKAGIT COUNTY

139067-0AE

DOCUMENT TITLE(S):

Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

MATTHEW D. EPPLIN AND GAIL EPPLIN, HUSBAND AND WIFE

GRANTEE:

United States of American and it's assigns

ABBREVIATED LEGAL DESCRIPTION:

Lot 12, Fir Crest PUD

TAX PARCEL NUMBER(S):

P121965/4843-000-012-0000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **\$435,793.83** the receipt of which is hereby acknowledged; the GRANTOR **Matthew D. Epplin** a married man, as his separate estate, does hereby grant to the UNITED STATES OF AMERICA and its assigns, GRANTEE, the fee simple title to the following described real property:

Said real property as described in Exhibit A, attached hereto and incorporated herein.

The acquiring federal agency is the United States Army Corps of Engineers which is acquiring the property in accordance with Section 1001 of the American Recovery and Reinvestment Act of 2009, Public Law 111-5, under the expanded authority provided in Section 3374 of Title 42 of the United States Code.

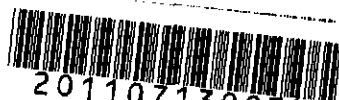
Together with any and all improvements thereon, all water rights appurtenant thereto and any and all tenements, hereditaments, and appurtenances thereunto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT, however to existing, valid easements for public roads, public highways, public utilities, railroads and pipelines, and reservations, exceptions and any other outstanding rights and interests of record.

TO HAVE AND TO HOLD the herein above described and granted premises unto the United States of America and its assigns, forever.

THE SAID GRANTOR COVENANTS to and with the above named Grantee and its assigns that Grantor is lawfully seized in fee simple of the above-described property, and has good and lawful right and power to sell and convey the same; that Grantor did nothing to impair title during the period that Grantor held title; that the above-described property is free and clear of all encumbrances except as noted above; that Grantee shall quietly enjoy the above-described property; and that Grantor will forever warrant and defend the title to the above-described property against the lawful claims and demands of all persons.

AND FURTHER, for the consideration aforesaid, Grantor hereby remises, releases and forever quitclaims unto the UNITED STATES OF AMERICA and its assigns all right, title and interest which Grantor may have in the banks, beds and waters of any streams bordering the above-described property and all interest in any alleys, roads, streets, ways, strips, gores, or railroad rights of way abutting or adjoining said property and in any means of ingress and egress appurtenant thereto.



201107130033
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1968

JUN 30 2011

Amount Paid \$ 7746.27
Skagit Co. Treasurer
Deputy

IN WITNESS THEREOF, this Warranty Deed is executed under seal on the 13TH
day of JUNE, 2011.

Matthew D. Epplin

By: Matthew D. Epplin

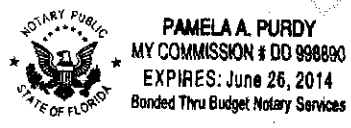
By: _____

State of FL

County of Santa Rosa

In Navarre, FL, on the 13 day of JUNE, 2011, before me, a Notary Public in and for the above state and county, personally appeared Matthew D. Epplin, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

(SEAL)



[Signature]

Notary Public

My Commission expires: _____

State of

County of

In _____, on the _____ day of _____, 2011, before me, a Notary Public in and for the above state and county, personally appeared _____, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

(SEAL)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2081

JUL 13 2011

Amount Paid \$ 8
Skagit Co. Treasurer
By MF Deputy

Notary Public

My Commission expires: _____



201107130033
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IN WITNESS THEREOF, this Warranty Deed is executed under seal on the 29th
day of June, 2011.

Matthew D. Epplin

By: Matthew D. Epplin

By: [Signature]

State of Washington

County of Skagit

In Anacortes, on the 29 day of June, 2011, before me, a Notary Public in and for the above state and county, personally appeared Matthew D Epplin Gail Epplin, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

(SEAL)

[Signature]
Notary Public
[Signature]
My Commission expires: 7-16-14

State of

County of

In _____, on the _____ day of _____, 2011, before me, a Notary Public in and for the above state and county, personally appeared _____, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

(SEAL)

Notary Public

My Commission expires: _____



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DEED ACCEPTANCE

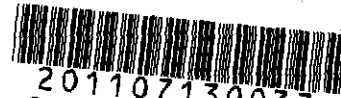
Property 2609 Fir Crest Blvd., Anacortes WA 98221

This is to certify that the real property conveyed by this Warranty Deed **Matthew D. Eplin** and delivered and conveyed unto the UNITED STATES OF AMERICA, and its assigns, is hereby ACCEPTED by **Sharon Caine**, United States Army Corps of Engineers on behalf of the UNITED STATES OF AMERICA and its assigns.

THE UNITED STATES OF AMERICA, acting by and through its duly authorized representative, consents to the recordation of this deed.

Dated: _____

By: *Sharon Caine*
Sharon Caine, Chief Real Estate Division



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EXHIBIT "A"

Lot 12, "FIR CREST PLANNED UNIT DEVELOPMENT," as per plat recorded on August 31, 2004, under Auditor's File No. 200408310219, records of Skagit County.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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