

RECORDATION REQUESTED BY/RETURN TO:
DIVERSIFIED SETTLEMENT SERVICES
1206 VETERANS HIGHWAY
BRISTOL, PA 19007



201211070068
Skagit County Auditor

File No. WA39721

11/7/2012 Page 1 of 2 3:53PM

Assessor's Parcel Number: P106876
Abbreviated Legal Description: L 3, SAHLBOM ANNEX, V 15 P 179

GUARDIAN NORTHWEST TITLE CO.
FOR RECORDER'S USE ONLY

WARRANTY DEED

104065

For consideration in the amount of Two Hundred Thousand Nine Hundred and Forty One Dollars and 77/100 (\$200,941.77), receipt of which is hereby acknowledged, I (we) **AARON J. ANDREWS AND JENNIFER J. ANDREWS, HUSBAND AND WIFE**, whose mailing address is **2230 ASTANA PLACE, DULLES, VA 20189** hereby bargain, deed and convey to **UNITED STATES OF AMERICA, AND ITS ASSIGNS, ACTING BY AND THROUGH, THE US ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT, WITH AN ADDRESS OF 100 W. OGLETHORPE AVENUE, SAVANNAH, GA 31401**, the following described land in **SKAGIT County, State of Washington**, free and clear with **WARRANTY CONVENTS**; to wit:

LOT 3, PLAT OF SAHLBOM ANNEX, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 179 AND 180, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL NUMBER: P106876

BEING THE SAME PREMISES WHICH **ARTHUR GUEL AND LYDIA L. GUEL, HUSBAND AND WIFE**, BY DEED DATED **MAY 23, 2005**, AND RECORDED **MAY 27, 2005**, IN THE **SKAGIT COUNTY RECORDER OF DEEDS OFFICE**, AS FILE # **200505270184**, GRANTED AND CONVEYED UNTO **AARON J. ANDREWS AND JENNIFER J. ANDREWS, HUSBAND AND WIFE**, IN FEE SIMPLE.

Grantor, for itself and its heirs, hereby covenants with Grantee, its assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and the Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, and its assigns, against every person lawfully claiming the same or any part thereof.

The acquiring Federal Agency is the US Army Corps of Engineers.

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TOGETHER WITH title to all alleys, streets, ways, strips or gores abutting or adjoining the property

THIS DOCUMENT CONSISTS
OF 2 PAGES.

MY COMMISSION DOES NOT EXPIRE

that are of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

THIS CONVEYANCE MADE SUBJECT to all easements, and buildings or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the hands and seal of said Grantors this 22 day of OCTOBER 2012.

AARON J. ANDREWS

JENNIFER J. ANDREWS

STATE OF WASHINGTON

COUNTY ~~OF~~ EMBASSY OF THE UNITED STATES OF AMERICA
ASTANA, KAZAKHSTAN

I certify that I know or have satisfactory evidence that **AARON J. ANDREWS** and **JENNIFER J. ANDREWS**, is/are the individual(s) who appeared before me, and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal)

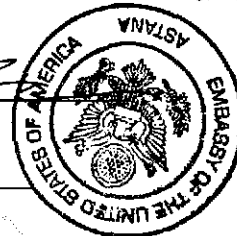
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123561
NOV 07 2012

Amount Paid \$ 3581.76
Skagit Co. Treasurer
By nam Deputy

Notary Public

My Commission Expires:



MY COMMISSION DOES NOT EXPIRE

Martin P. Ryan
Vice-Consul of the
United States of America

PREPARED BY: **JOHN BARRY**, Attorney at Law
10009 59TH AVE SW
LAKEWOOD, WA 98499

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