

POOR ORIGINAL

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



201305060175

Skagit County Auditor

\$73.00

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File No. WA40566

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Parcel Number: P60089
Abbreviated Legal Description:

20131640

MAY 06 2013

Amount Paid \$ 2,792.18
Skagit Co. Treasurer
By *ham* Deputy

104815
FOR RECORDER'S USE ONLY

WARRANTY DEED GUARDIAN NORTHWEST TITLE CO.

For consideration in the amount of One Hundred Fifty Six Thousand Five Hundred Eighty Three Dollars and 29/100 (\$ 156,583.29), receipt of which is hereby acknowledged, I (we) **TYRONE T. GABRIEL, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** whose mailing address is PSC 451 BOX 330, FPO, AE 09834, 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:

UNIT 204 OF "CORRECTION PLAT OF SKYLINE NO. 15, A CONDOMINIUM", ALSO APPEARING OF RECORD AS PARKSIDE CONDOMINIUM, ACCORDING TO THE AMENDED DECLARATION THEREOF, RECORDED FEBRUARY 17, 1970, UNDER AUDITOR'S FILE NO. 736037 AND TO THE AMENDED DECLARATION THEREOF RECORDED JANUARY 7, 1999 UNDER AUDITOR'S FILE NO. 9901070075, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 91 THROUGH 94 AS AUDITOR'S FILE NO. 736038, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOR INFORMATIONAL PURPOSES ONLY:
PARCEL NUMBER: P60089

BEING THE SAME PREMISES WHICH MYLES HULSEY, AN UNMARRIED MAN, AS HIS SEPARATE ESTATE, BY DEED DATED MAY 3, 2005, AND RECORDED MAY 6, 2005, IN THE SKAGIT COUNTY RECORDER OF DEEDS OFFICE, AS FILE # 200505060071 GRANTED AND CONVEYED UNTO TYRONE T. GABRIEL, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, 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 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 21 day of April 2013.


TYRONE T. GABRIEL

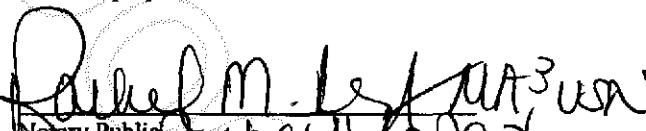
City of MANAMA
STATE OF WASHINGTON
County of BAHRAIN
COUNTY OF BAHRAIN

SS.

I certify that I know or have satisfactory evidence that TYRONE T. GABRIEL 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)
NOTARY PUBLIC BY VIRTUE
OF AUTHORITY GRANTED BY




Notary Public Rachel M. Lape
My Commission Expires: 28 Jul 2013

PREPARED BY: TERRY HANSEN, Attorney at Law
901 N. BRUTSHER ST. SUITE 206
NEWBERG, OR 97132



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