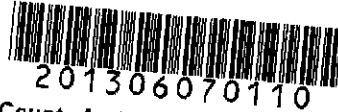


RECORDATION REQUESTED BY/RETURN TO:
DIVERSIFIED SETTLEMENT SERVICES
1206 VETERANS HIGHWAY
BRISTOL, PA 19007



201306070110
Skagit County Auditor
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\$73.00
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File No. WA41093

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Parcel Number: P122884

20132137

Abbreviated Legal Description:

JUN 07 2013

Amount Paid \$ 4,957.84
Skagit Co. Treasurer
By *mem* Deputy

4558-DDD-001-0100

105370-1
FOR RECORDER'S USE ONLY

WARRANTY DEED GUARDIAN NORTHWEST TITLE CO.

For consideration in the amount of TWO HUNDRED SEVENTY-EIGHT THOUSAND TWO HUNDRED FORTY-NINE AND 30/100 DOLLARS (\$278,249.30), receipt of which is hereby acknowledged, I (we) **BRENDAN L. MAGUIRE, A SINGLE MAN** whose mailing address is 315 East 86th Street, New York, NY 10028, 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:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON: UNIT A-2, ALDER HILLS, A CONDOMINIUM, AS PER THE SURVEY THEREOF RECORDED MAY 13, 2005, UNDER AUDITOR'S FILE NO. 200505130120.

**FOR INFORMATIONAL PURPOSES ONLY:
PARCEL NUMBER: P122884**

BEING THE SAME PREMISES WHICH HOMESTEAD NW DEV. CO., A WASHINGTON CORPORATION, BY DEED DATED JANUARY 18, 2006, AND RECORDED JANUARY 31, 2006, IN THE SKAGIT COUNTY RECORDER OF DEEDS OFFICE, AS FILE # 200601310145, GRANTED AND CONVEYED UNTO BRENDAN L. MAGUIRE, AN UNMARRIED MAN, 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 31 day of MAY.

Brendan L. Maguire
BRENDAN L. MAGUIRE

NEW YORK
STATE OF ~~WASHINGTON~~

COUNTY OF NEW YORK

SS.

I certify that I know or have satisfactory evidence that **BRENDAN L. MAGUIRE** 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)

HENRY NINA
Notary Public, State of New York
No. 01Ni6210606
Qualified in New York County
Commission Expires August 24, 2013

[Signature]
Notary Public

My Commission Expires: 8/24/13

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



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Skagit County Auditor

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