

RECORDATION REQUESTED BY/RETURN TO:

General Services Administration
Real Property Utilization and Disposal (9PZF)
400 15th Street S.W.
Auburn, WA 98001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014944
MAR 20 2014

Amount Paid \$0
Skagit Co. Treasurer
By *men* Deputy

LAND TITLE OF SKAGIT COUNTY



201403260058

Skagit County Auditor

\$74.00

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FOR RECORDER'S USE ONLY

675-11538
148750-0A

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25th day of March, 2014, by and between **UNITED STATES OF AMERICA, AND ITS ASSIGNS, ACTING BY AND THROUGH, THE US ARMY CORPS OF ENGINEERS**, WITH AN ADDRESS OF 441 G. Street NW, Washington, DC 20314, ** pursuant to Title 10, United States Code, Section 2832, Grantor, party of the first part and **MATHEW J. KENNEDY AND BONNIE E. KENNEDY**, husband and wife, Grantees, party of the second part, whose address is 2105 Pennsylvania Court, Anacortes, WA 98221. ****MATTHEW**

THAT, for and in consideration of the sum of ONE HUNDRED NINETY SEVEN THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$197,200.00), cash in hand paid by the party of the second part to the party of the first part, and other good and valuable consideration the receipt of which is hereby acknowledged, the said party of the first part does hereby remise, release and quitclaim unto the party of the second part, forever all the right, title, interest and claim, which the party of the first part has in and to the following described property, to-wit:

All that certain lands and property, together with all improvements located on the property situate in the County of Skagit, 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
ADDRESS: 2117 19TH Street, Anacortes, WA, 98221

BEING THE SAME PREMISES WHICH BRENDAN L. MAGUIRE, A SINGLE MAN, BY DEED DATED MAY 31, 2013, AND RECORDED JUNE 7, 2013, IN THE SKAGIT COUNTY RECORDER OF DEEDS OFFICE, AS AUDITORS FILE NO. 201306070110, GRANTED AND CONVEYED UNTO UNITED STATES OF AMERICA, IN FEE SIMPLE.

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 Grantor of, in and to the same.

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.

As a material part of the Consideration for this deed, Grantor and Grantees agree that Grantees are taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantees acknowledge and stipulate that Grantees are not relying on Grantor's examination of the Property. Grantees take the Property with the express understanding and stipulation that there are no express or implied warranties.

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, if any; but there is no intention by this reference to reimpose or to extend any of the same.

TOGETHER WITH title to all alleys, streets, ways, strips or gores abutting or adjoining the property that are of record.

The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

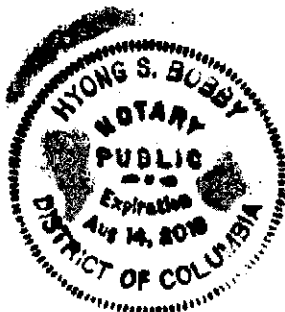
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

UNITED STATES OF AMERICA,
BY AND THROUGH, THE US ARMY CORPS OF ENGINEERS

By: Joan M. Bryan (SEAL)
JOAN M. BRYAN
Program Manager, Homeowners Assistance Program
United States Army Corps of Engineers

NOTARIAL CERTIFICATE
DISTRICT OF COLUMBIA: SS

I, Hyong S Bobby, a Notary Public in and for the District of Columbia, do hereby certify that this 5 day of March, 2014, Joan M. Bryan, know to me or proven through satisfactory evidence of identity to be the person whose name is subscribed to the foregoing document, appeared in person and acknowledged before me that the signature on the document was voluntarily affixed by her for the purposes therein stated and that she had due authority to sign the document in the capacity therein stated.



By: Hyong S Bobby

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Schedule "A-1"

148750-OA

DESCRIPTION:

Unit A-2, "ALDER HILLS, A CONDOMINIUM," according to that Declaration recorded on May 13, 2005, under Auditor's File No. 200505130121, and plat recorded May 13, 2005, under Auditor's File No. 200505130120, records of Skagit County, Washington.

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



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