

Doc # 2004154270
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Date: 08/30/2004 02:15P
Filed by: WOODRICH & ARCHER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$19.00

REAL ESTATE EXCISE TAX

After Recording Return To:
McGuire Enterprises, LLC, a Washington
Limited Liability Company
No. 1 Underhill Rd.
Mill Valley, CA 94941

24199
AUG 30 2004

PAID EXEMPT
Audrey Fabris Deputo
SKAMANIA COUNTY TREASURER

WARRANTY DEED - CONVEYANCE TO LIMITED LIABILITY COMPANY

CLIFFORD F. MCGUIRE, Grantor, conveys and warrants to MCGUIRE ENTERPRISES, LLC, a Washington Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Skamania County, Washington, to wit:

Lot 3 of the WIND RIVER ESTATES PHASE 2, according to the plat thereof, recorded in Book B of Plats, Page 100, in the County of Skamania, State of Washington

Tax account Nos. 03-08-29-3-1-0126-00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except: Easements, restrictions, reservations and encumbrances of record or otherwise known to the grantee.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do no relieve grantor of any liability or obligations under this instrument, but merely define the scope, amount and nature of such liability or obligations.

The true consideration for this conveyance \$0. However, the actual consideration consists of other value which is the whole consideration.

Dated 8/30, 2004;

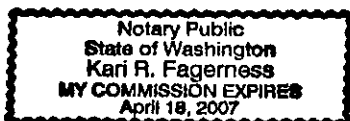
Gary H. Martin, Skamania County Assessor

Date 8-30-04 Parcel # 3-8-29-3-1-126
EFTM

Clifford F. McGuire
Clifford F. McGuire

STATE OF Washington, County of Skamania) ss.

On this day personally appeared before me CLIFFORD F. MCGUIRE to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal August 30, 2004.



Kari R. Fagerness
Notary Public of Washington
My commission expires 4-18-07