

AFTER RECORDING MAIL TO:

Woodrich & Archer LLP
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

Document Title(s) or transactions contained therein:

- 1. Deed in Lieu of Forfeiture

Grantor(s): [Last name first, then first name and initials]

- 1. Paul W. Russin, A Married Man dealing in his Separate Estate

☐ Additional names on page _____ of document

Grantee(s): [Last name first, then first name and initials]

- 1. McGuire Enterprises LLC, A Washington Limited Liability Company

☐ Additional names on page _____ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/¼/¼]

Lot 25 of Wind River Estates Subdivision Phase 2, according to the Plat thereof recorded in Book B of Plats, Page 90

☒ Complete legal description is on page 2 of document

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

AF2006161377
AF2011128367

☒ Additional numbers on page _____ of document



Assessor's Property Tax Parcel/Account Number(s):

03-08-29-3-1-0123-00

☐ Property Tax Parcel ID is not yet assigned

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
WOODRICH & ARCHER LLP
P.O. Box 510
Stevenson, WA 98648
(509)427-5665
(509)427-7618

DEED IN LIEU OF FORFEITURE

Grantor (s) Paul W. Russin, A Married Man dealing in his Separate Estate
Grantee (s) McGuire Enterprises LLC, A Washington Limited Liability Company
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Lot 25 of Wind River Estates Subdivision Phase 2, according to the plat thereof, recorded in Book B of Plats, Page 90.
Additional Legal on page(s)
Assessor's Tax Parcel No's: 03-08-29-3-1-0123-00   Skamania County Assessor
Date 2-1-12 Parcel 3-8-293-1-123

RECITALS

WHEREAS, MCGUIRE ENTERPRISES LLC, A Washington Limited Liability Company, Seller, and Paul W. Russin, A Married Man dealing in his Separate Estate, Purchaser, entered into a Real Estate Contract for sale of real property identified herein, said Real Estate Contract recorded in the records of Skamania County, AF# 2006161377 on May 1, 2006;

WHEREAS, by agreement of Seller and Purchaser said Real Estate Contract was amended to extend the period for Purchaser to pay off said contract from May 15, 2011 to May 15, 2013 by way of an Amendment to Real Estate Contract recorded in the records of Skamania County, AF# 2011178367 on June 1, 2011;

WHEREAS, for consideration specified herein Purchaser conveys and quit claims to Seller all interest in said property in lieu of forfeiture;

NOW THEREFORE,

THE GRANTOR, PAUL W. RUSSIN, A Married Man dealing in his Separate Estate, for and in consideration of the covenants herein contained, the avoidance of the costs and expense of forfeiture litigation, and no monetary consideration, does by these presents convey

REAL ESTATE EXCISE TAX

Deed in Lieu of Forfeiture
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29399
FEB - 2 2012

PAID EXEMPT

SKAMANIA COUNTY TREASURER

and quitclaim, together with all after-acquired title of the Grantor herein, to **McGUIRE ENTERPRISES LLC**, A Washington Limited Liability Company, the following described real estate, situated in the County of Skamania, State of Washington and more fully described in Exhibit "A" attached hereto and incorporated herein as if fully set forth:

Lot 25 of the Wind River Estates, according to the plat thereof, recorded in Book B of Plats, Page 90, in the County of Skamania, State of Washington.
Tax Parcel No. 03-08-29-3-1-0123-00.

DATED this 10 day of January, 2012.


PAUL W. RUSSIN

On January 10 2012, before me, Josie E. Hyde, a Notary Public, personally appeared Paul W. Russin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY PUBLIC

