

201508070131

Skagit County Auditor

8/7/2015 Page

1 of

\$125.00
4 4:09PM

AFTER RECORDING MAIL TO:

Name Morreale Real Estate Services
Address 455 Taft Ave
City/State Glen Ellyn IL 60137

Document Title(s):

1. Power of Attorney

Reference Number(s) of Documents Assigned or released:

Grantor(s):

1. Anthony M. Sunseri
2. Mallory K. Branch-Sunseri

GUARDIAN NORTHWEST TITLE CO.

109578-1

[] Additional information on page of document

Grantee(s):

1. Franconia Real Estate Services, Inc.
2. Morreale Real Estate Services, Inc.

[] Additional information on page of document

Abbreviated Legal Description:

Lot 16, Skyline No. 14

Tax Parcel Number(s):

P102748, 4600-000-016-0005

[x] Complete legal description is on page Exhibit "A" of document

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

**IRREVOCABLE AND LIMITED
POWER OF ATTORNEY
FOR Franconia Real Estate Services, Inc.**

WHEREAS, the undersigned has entered into a contractual relationship with Franconia Real Estate Services, Inc. regarding the property commonly described as:

4403 Kingsway Anacortes, WA 98221
and legally described as follows:

Lot 16, "PLAT OF SKYLINE NO. 14," as per plat recorded in Volume 15 of Plats, pages 73 and 74, records of Skagit County, Washington.

NOW, THEREFORE, the undersigned does hereby grant, consent and agree that all proceeds of the sale of said premises, whether occasioned by their own actions or by the actions of Franconia Real Estate Services, Inc. shall be paid to the order of Franconia Real Estate Services, Inc. or to the order of that person or persons to whom Franconia Real Estate Services, Inc. shall themselves direct.

That net proceeds as defined herein shall include all escrow accounts to the benefit of the undersigned as such accounts relate to the property in question.

(The Above Space for Recorder's Use Only)

Further, the undersigned does hereby grant, authorize and appoint Franconia Real Estate Services, Inc. and/or MORREALE REAL ESTATE SERVICES, INC. or ITS/THEIR DULY AUTHORIZED REPRESENTATIVE as my attorney in fact to complete any documents or to cause any documents to be completed; to execute any conveyance documents or cause any documents to be signed on behalf of the undersigned, which may be necessary and proper to implement the sale, and conveyance of the property referred to herein, including but not limited to DEEDS, BILL OF SALE, RESPA, ETC., whether said property constitutes homestead or not. This appointment is with full and unqualified authority to delegate any or all of the foregoing powers to any person or persons, or entity or entities, whom my attorney in fact shall select.

This Power of Attorney is an IRREVOCABLE LIMITED POWER COUPLED WITH AN INTEREST and shall not be affected by death, disability, incompetency or incapacity of either or both of the undersigned. It is intended that this Power of Attorney is to become effective immediately upon execution and shall continue in effect during any subsequent disability, incompetency or incapacity.

X [Signature] 6-24-15
Anthony M. Sunseri DATE

Rt [Signature]
WITNESS
Rt [Signature]
WITNESS

✓ STATE OF Washington
✓ COUNTY OF Skagit } SS.

On 6/24/15 before me, ✓ Anthony M. Sunseri
personally appeared Anthony M. Sunseri personally known
to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) acted, executed the
instrument. WITNESS my hand and official seal.

SEAL

✓ [Signature] 6-24-15
Notary Signature Dated

MR-RM-11804



X [Signature] 6/24/15
Mallory K. Branch-Sunseri DATE

Rt [Signature]
WITNESS
Rt [Signature]
WITNESS

✓ STATE OF Washington
✓ COUNTY OF Skagit } SS.

On 6/24/15 before me, ✓ Mallory K. Branch-Sunseri
personally appeared Mallory K. Branch-Sunseri personally
known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) acted, executed the
instrument. WITNESS my hand and official seal.

SEAL

✓ [Signature] 6-24-15
Notary Signature Dated

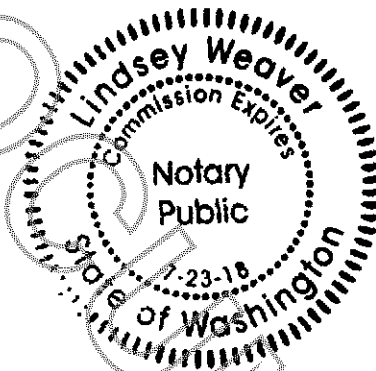


Exhibit "A" — LEGAL DESCRIPTION

Lot 16, "PLAT OF SKYLINE NO. 14," as per plat recorded in Volume 15 of Plats, pages 73 and 74, records of Skagit County, Washington.