



201712010146

Skagit County Auditor

\$75.00

12/1/2017 Page

1 of

2 4:17PM

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, Texas 75024

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175629
DEC 01 2017

Prepared by:
Nicholas Power, Esq. - WSBA # 45974
540 Guard Street, Suite 150
Friday Harbor, WA 98250

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

Return to: Powerhouse Title Group, LLC, 2309 Belair Road, Suite 309, Fallston, MD 21047

Plg 1-17-14091
apn: P125859

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

SEAN DELANEY, widowed-remarried, surviving spouse of VALERIE C. DELANEY, deceased, and joined by his current spouse ERIN RAWLICK, whose mailing address is 22494 Sparrow Court, Leonardtown, MD 20650.

for and in consideration of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, in hand paid, conveys, and warrants to

SEAN DELANEY and ERIN RAWLICK, husband and wife, whose mailing address is 22494 Sparrow Court, Leonardtown, MD 20650, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 15, "Plat of Rock Ridge South, Phase 2," as recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by Instrument recorded January 25, 2007, under Auditor's File No. 200701250133, Records of Skagit County, Washington.

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

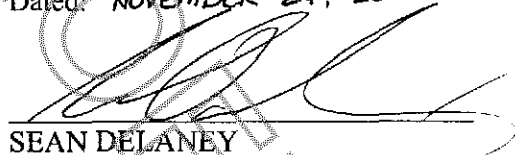
Being the same property conveyed to Sean Delaney and Valerie C. Delaney, husband and wife by deed recorded in Instrument: 201209210091, in the Office of the County Recorder of Skagit County, State of Washington. The said Valerie C. Delaney having departed this life on or about March 11, 2013.

Abbreviated Legal: Lot 15, "Plat of Rock Ridge South, Phase 2," as recorded January 24, 2007.

Property Address: 2510 Berentson Court, Anacortes, WA 98221

Tax Parcel Number(s): P125859

Dated: NOVEMBER 24, 2017


SEAN DELANEY


ERIN RAWLICK

STATE OF Florida
COUNTY OF Duval

SS:

I certify that I know or have satisfactory evidence that SEAN DELANEY is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/24/17



CLIFFORD WENDELL GOFF, JR.
MY COMMISSION # FF 051451
EXPIRES: January 5, 2018
Bonded Thru Budget Notary Services

Notary name printed or typed: Clifford Goff

Notary Public in and for the State of Florida

Residing at JACKSONVILLE, FL

My appointment expires: 1-5-18

STATE OF Florida
COUNTY OF Duval

SS:

I certify that I know or have satisfactory evidence that ERIN RAWLICK is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/24/17



CLIFFORD WENDELL GOFF, JR.
MY COMMISSION # FF 051451
EXPIRES: January 5, 2018
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Notary name printed or typed: Clifford Goff

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