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12/10/2024 11:34 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243213

Dec 10 2024

Amount Paid \$10007.00
Skagit County Treasurer
By Lena Thompson Deputy

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

Return to: Homelight Settlement, LLC, 1375 N. Scottsdale Road Suite 140, Scottsdale, AZ, 85257

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

DARYL D. O'FLAHERTY, widowed – not remarried, surviving spouse of LOUISE O'FLAHERTY, deceased,

for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys, and warrants to

LARRY E. HILDEBRANT and LYNDA A. HILDEBRANT, Trustees of THE LARRY AND LYNDA HILDEBRANT FAMILY TRUST dated August 26, 1998, in fee simple, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, "EASTGATE ADDITION PLAT NO. 8," as per plat recorded in Volume 14 of Plats, pages 91 and 92, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Being the same property conveyed unto Daryl D. O'Flaherty and Louise O'Flaherty by Statutory Warranty Deed recorded in Instrument No. 201106020039 in the Office of the County Recorder for Skagit County, State of Washington. The said Louis O'Flaherty having departed this life on or about March 22, 2023.

Abbreviated Legal: Lot 18, Eastgate Add. No. 8

Property Address: 314 South 32nd Place, Mount Vernon, WA 98274
Tax Parcel Number(s): 4519-000-018-0006, P83714

Dated: 12/7/2024

Daryl D. O'Flaherty
DARYL D. O'FLAHERTY

STATE OF WASHINGTON
COUNTY OF SKAGIT

ss:

I certify that I know or have satisfactory evidence that DARYL D. O'FLAHERTY is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 7, 2024

Janeill Be Becker
Notary name printed or typed: JANEILL BESECKER
Notary Public in and for the State of WASHINGTON
Residing at CAMANUE ISLAND
My appointment expires: 08/27/2027

