

Return Address:

Real Advantage, LLC
1000 Commerce Dr., 5th Floor
Pittsburgh, PA 15275

475820



201610070170

Skagit County Auditor

\$76.00

10/7/2016 Page

1 of

4 3:45PM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

- 1. GENERAL WARRANTY DEED
- 2. GUARDIAN NORTHWEST TITLE CO.
- 3. _____
- 4. 112210

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

- 1. ALISHA JOPLIN, NKA ALISHA CORCORAN
- 2. SEAN CORCORAN

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

- 1. ALISHA CORCORAN
- 2. SEAN J CORCORAN

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 1, "PLAT OF GILBERT'S ADDITION", as per plat recorded on April 30, 2002,
No. 2002 043000 99

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

assigned 4793-000-001-0000 (P119115)

Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 806833

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4614
OCT 7 2016

Amount Paid \$0
Skagit Co. Treasurer
Deputy
By HB

GENERAL WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

ASSESSOR PARCEL IDENTIFICATION NUMBER:
4793-000-001-0000

ABBREVIATED LEGAL: Lot 1, "PLAT OF GILBERT'S ADDITION"

458-61A-211

Mere change in identity

Sean Corcoran and Alisha Joplin, nka Alisha Corcoran, husband and wife, each as their separate estate hereinafter grantors, whose tax-mailing address is 1119 MADDOX CREEK LANE, MOUNT VERNON, WA 98274, without consideration paid, grant and convey with general warranty covenants to Sean J. Corcoran and Alisha Corcoran, husband and wife hereinafter grantees, whose tax mailing address is 1119 MADDOX CREEK LANE, MOUNT VERNON, WA 98274, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 200912300116 recorded on 12/30/2009

Executed by the undersigned on 9/16/16, 2016:

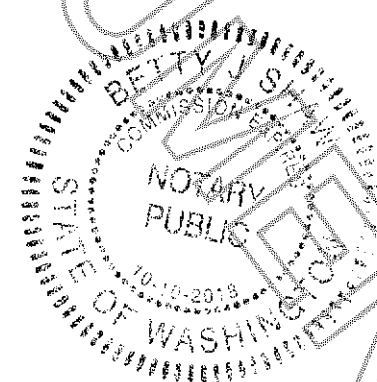
Sean Corcoran
Sean Corcoran

Alisha Joplin
Alisha Joplin

STATE OF Washington
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me on September 16, 2016 by Sean Corcoran and Alisha Joplin who are personally known to me or have produced Dwain Larson as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Betty S. Shaw
Notary Public



**EXHIBIT A
(LEGAL DESCRIPTION)**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is

described as follows:

Lot 1, "PLAT OF GILBERT'S ADDITION", as per plat recorded on April 30, 2002, under Auditor's File

No. 200204300099, records of Skagit County, Washington

PROPERTY ADDRESS: 1119 MADDOX CREEK LANE, MOUNT VERNON, WA 98274