

Document Title:

POWER OF ATTORNEY

FIRST AMERICAN TITLE CO.

A66285 E-3

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. MASSAR, ROBERT J.

2.

Grantee(s):

☐ additional grantee names on page ____

1. MASSAR, PHYLLIS D.

2.

Abbreviated legal description:

☐ full legal on page(s) ____

PORTION BLOCKS 182 & 221 "FIDALGO CITY"

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

4101-182-099-0008

4101-221-900-0102

I, MARLA HICKOK, am hereby requesting an emergency non-standard recording for an additional fee 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. Recording fee is \$8.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Marla Hickok

Dated

10-12-01

DURABLE GENERAL POWER OF ATTORNEY

NEW YORK STATUTORY SHORT FORM

***THE POWERS YOU GRANT BELOW CONTINUE TO BE EFFECTIVE
SHOULD YOU BECOME DISABLED OR INCOMPETENT***

Caution: This is an important document. It gives the person whom you designate (your "Agent") broad powers to handle your property during your lifetime, which may include powers to mortgage, sell, or otherwise dispose of any real or personal property without advance notice to you or approval by you. These powers will continue to exist even after you become disabled or incompetent. These powers are explained more fully in New York General Obligations Law, Article 5, Title 15, Sections 5-1502A through 5-1503, which expressly permit the use of any other or different form of power of attorney.

This document does not authorize anyone to make medical or other health care decisions. You may execute a health care proxy to do this.

If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.

THIS is intended to constitute a DURABLE GENERAL POWER OF ATTORNEY pursuant to Article 5, Title 15 of the New York General Obligations Law:

II, Robert J. Massar, 49 West 92nd Street, New York, New York 10025

(insert your name and address)

do hereby appoint:

Phyllis D. Massar, 49 West 92nd Street, New York, New York 10025

(If 1 person is to be appointed agent, insert the name and address of your agent above)

(If 2 or more persons are to be appointed agents by you insert their names and addresses above)

my attorney(s)-in-fact TO ACT

(If more than one agent is designated, CHOOSE ONE of the following two choices by putting your initials in ONE of the blank spaces to the left of your choice:)

- [] Each agent may SEPARATELY act.
[] All agents must act TOGETHER.

(If neither blank space is initialed, the agents will be required to act TOGETHER)

IN MY NAME, PLACE AND STEAD in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in Title 15 of Article 5 of the New York General Obligations Law to the extent that I am permitted by law to act through an agent:



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Skagit County Auditor

(DIRECTIONS: Initial in the blank space to the left of your choice any one or more of the following lettered subdivisions as to which you WANT to give your agent authority. If the blank space to the left of any particular lettered subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision. Alternatively, the letter corresponding to each power you wish to grant may be written or typed on the blank line in subdivision "(Q)", and you may then put your initials in the blank space to the left of subdivision "(Q)" in order to grant each of the powers so indicated.)

- ☐ (A) real estate transactions;
- ☐ (B) chattel and goods transactions;
- ☐ (C) bond, share and commodity transactions;
- ☐ (D) banking transactions;
- ☐ (E) business operating transactions;
- ☐ (F) insurance transactions;
- ☐ (G) estate transactions;
- ☐ (H) claims and litigation;
- ☐ (I) personal relationships and affairs;
- ☐ (J) benefits from military service;
- ☐ (K) records, reports and statements;
- ☐ (L) retirement benefit transactions;

- ☐ (M) making gifts to my spouse, children and more remote descendants, and parents, not to exceed in the aggregate ~~\$10,000~~ to each of such persons in any year; the amount excluded from taxable gifts under IRC §2503
- ☐ (N) tax matters;
- ☐ (O) all other matters
- ☐ (P) full and unqualified authority to my attorney(s)-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney(s)-in-fact shall select;
- ☒ (Q) each of the above matters identified by the following letters: A...through.. P, including Q

(Special provisions and limitations may be included in the statutory short form durable power of attorney only if they conform to the requirements of section 5-1503 of the New York General Obligations Law.)



This Durable Power of Attorney shall not be affected by my subsequent disability or incompetence.

If every agent named above is unable or unwilling to serve, I appoint *(insert name and address of successor)*

to be my agent for all purposes hereunder.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

This Durable General Power of Attorney may be revoked by me at any time.

In Witness Whereof, I have hereunto signed my name this 29 day of July, 1999.

(YOU SIGN HERE:)

Robert J. Massar
(Signature of Principal)
Robert J. Massar

ACKNOWLEDGMENT IN NEW YORK STATE

STATE OF NEW YORK, COUNTY OF NEW YORK

ss.:

On April 29, 1999 before me, the undersigned, personally appeared Robert J. Massar

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(x) 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~~ capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ALAN BROCKMAN
Notary Public, State of New York
No. 31-4993395
Qualified in New York County
Commission Expires March 18, 1999

Alan Brockman
(signature and office of individual taking acknowledgment)
Notary Public

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE

STATE OF

COUNTY OF

ss.:

On before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)



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gment)

Exhibit "A"

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

That portion of Block 221, "MAP OF FIDALGO CITY, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, and of the vacated alley within said Block, lying Northerly of the following described line:

Beginning at a point on the East line of said Block 187.03 feet North of the Southeast corner thereof; thence South 68 degrees 19' West a distance of 74.95 feet; thence South 80 degrees 55' West a distance of 91.14 feet; thence West a distance of 70 feet to a point on the West line of said Block 221 which is 144.81 feet North of the Southwest corner thereof, being the terminal point of said line.

Also, that portion of Block 182, "MAP OF FIDALGO CITY, SKAGIT CO., WASH.", as per recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, pages 113 and 114, lying South of the County Road conveyed to Skagit County by Deed recorded under Auditor's File Nos. 432111 and 437005, records of said County;

TOGETHER WITH the East 1/2 of Howard Avenue abutting the above described portions of said Blocks 221 and 182, said portion of Howard Avenue being vacated by Skagit County Superior Court Cause No. 90-2-00559-6;

ALSO TOGETHER WITH that portion of vacated Highland Avenue in the "MAP OF FIDALGO CITY, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, which is South of the South boundary of the County Road and North of a line described as follows:

Beginning at a point on the East line of Block 221 of said Plat, South 1 degree 4' East, a distance of 152.97 feet from the Northeast corner of said Block 221; thence North 49 degrees 43' East a distance of 47.77 feet to the East line of said Highland Avenue, and the terminus of said line;

ALSO TOGETHER WITH that portion of vacated First Street in the Plat of "MAP OF FIDALGO CITY, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, which lies East of the East line of Howard Avenue in said Plat and West of the West line of Highland Avenue.



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