



200305060133
Skagit County Auditor

5/6/2003 Page 1 of 3 2:11PM

LIMITED POWER OF ATTORNEY

I, John Phillip Orleans, owner as tenant in common of certain real property in Anacortes, Washington as described below, hereby give and grant power of attorney to Jo Ann Orleans Reynolds, hereinafter referred to as the Attorney-in-Fact, for the limited purposes specified herein.

I. POWERS AND AUTHORITY OF ATTORNEY-IN-FACT

This power-of-attorney is given for the purpose of selling and taking any and all actions which may be necessary or desirable in connection with the sale and conveyance of the following described real property situate in Skagit County, Washington, Parcel Number P57896:

The South 75 feet of lots 13 and 14, Block 1, J.M. Moore's Addition to Anacortes, according to the plat thereof recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington;

together with those easements shown on Exhibit A to that certain Personal Representative's Bargain and Sale Deed recorded under Skagit County Auditor's File Number 200301270201 and subject to restrictions, reservations and easements of record.

The Attorney-in-Fact shall have the authority to sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper in the exercise of the powers and authority granted above, as fully as I could do if personally present.

II. EFFECTIVE DATE AND DURATION

This power of attorney shall become effective immediately, provided that it shall not be effective until recorded in the office of the Skagit County Auditor. Unless otherwise terminated or revoked as specified below, this power of attorney shall be effective for a period of six months after the date of my signature hereon, and, after recording, shall not be affected thereafter by my disability or incapacity, notwithstanding any uncertainty as to whether I may still be alive.

This power of attorney may be revoked or terminated by:

- a. By written notice of revocation to the Attorney-in-Fact, when such instrument of revocation is recorded in the office of the Skagit County Auditor.
- b. A guardian of the estate or the Principal, after court approval of such revocation; or
- c. By my death, upon actual knowledge or receipt of written notice by the Attorney-in-Fact.

III. RIGHTS AND DUTIES OF THE ATTORNEY-IN-FACT

The Attorney-in-Fact shall act as a fiduciary for me in the matter designated above. Upon my request or the request of any guardian of my estate or the personal representative of my estate, the Attorney-in-Fact shall be required to account for all actions taken for or on behalf of the Principal.

The Attorney-in-Fact and all persons dealing with the Attorney-in-Fact shall be entitled to rely upon this power of attorney so long as neither the Attorney-in-Fact, nor any person with whom they are dealing, at the time of any act taken pursuant to this power of attorney had received actual knowledge or actual notice of any revocation, suspension, or termination of the power of attorney, by death or otherwise. Any actions so taken, unless



