



200508250087

Skagit County Auditor

8/25/2005 Page 1 of 3 1:48PM

AFTER RECORDING MAIL TO:

James L. Stover and Cynthia Z. Stover

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

85295

**SPECIAL POWER OF ATTORNEY
(SALE)**

File No: **4271-616414 (LL)**

Date: **July 27, 2005**

Abbreviated Legal: **Ptn. Section 33, Township 36, Range 4 and Ptn. Section 4, Township 35, Range 4, aka Tract 13, Short Plat No. 518-81 "HIDDEN MEADOWS"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P50629/360433-3-003-0402**

I, **James L. Stover**, hereby appoint **Cynthia Z. Stover** as my true and lawful attorney, for me and in my name and stead, and for my use and benefit to bargain, sell, contract to convey, or convey any and all right, title, interest in and to the following described real property:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

PROPERTY LOCATED AT 20219 PARK RIDGE LANE SEDRO WOOLLEY, WA.
Together with any personal property located thereon.

Giving and granting unto my said attorney in fact full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted with power to do and perform all acts authorized hereby; as fully to all intents and purposes as the Grantor(s) might or could do if personally present.

This Special Power of Attorney will cease and be of no further effect after **August 8, 2005**, or six (6) months from the date hereof, whichever first occurs.

WARNING: This power of attorney will result in another person having full right to sell your property. It is recommended that you obtain counsel from your attorney prior to execution of this document.

Schedule "C"
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:

Tract 13, Short Plat No. 518-81, revised, entitled "HIDDEN MEADOWS", approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington, being a portion of Section 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across certain roadways shown as Tract "A" on the face of said Short Plat No. 518-81.

ALSO TOGETHER WITH an exclusive easement for septic drainfield purposes including right of ingress and egress to rebuild, maintain and repair the same over, under and across those portions of Tract 12 of that certain 5 Acre Parcel Map No. 518-81, entitled "HIDDEN MEADOWS", approved July 6, 1981, and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington, being a portion of Sections 32 and 33, or Township 36 North, Range 4 East, W.M., and Section 5, Township 35 North, Range 4 East, W.M., described as follows:

- (1) A 10 foot wide strip of land being 5 feet on each side of the following described line:

Beginning at a point on the Southwesterly line of Park Ridge Lane, as delineated on the face of said 5 Acre Parcel Map No. 518-81, at a point that is 5 feet Northwesterly of the most Easterly corner of said Tract 12, as measured at right angles to the most Southeasterly line of said Tract 12, said point being the true point of beginning of said centerline; thence South 50 degrees 56'51" West parallel to the most Southeasterly line of said Tract 12, a distance of 130 feet to a point hereinafter referred to as Point "A"; thence continue South 50 degrees 56'51" West, a distance of 10 feet to the terminus of said centerline.

- (2) A 12 foot wide strip of land being 6 feet on each side of the following described centerline beginning at the herein above referred to Point "A"; thence Northwesterly at a right angle to the most Southeasterly line of said Tract 12, a distance of 50 feet to the terminus of said centerline.

