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Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Land Title Company

Address P.O. Box 445

City, State, Zip Burlington, WA 98233



**Land Title Company**

121609-PE KA

FILED FOR RECORD AT REQUEST OF:

LAND TITLE OF SKAGIT COUNTY

### SPECIAL POWER OF ATTORNEY (PURCHASE/ENCUMBER)

I, Janice M. Muther-Wesen hereby  
appoint Ronald G. Wesen  
as my true and lawful attorney for me and in my name and stead, and for my use and benefit to execute promissory notes, bonds, mortgages, contracts,  
deeds of trust and any other instruments which may be necessary or proper to purchase and/or encumber the following described real property:

P110373, P111090, P34058, P34059, P34097  
P34095, P34096, P34099, P34100, P34013  
See attached legal description  
ptn 11-35-3 P48461, P341061, P34098  
28-36-3 P34106, P31113

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 might or could do if personally present.

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

DATED this 21st day of June, 2006

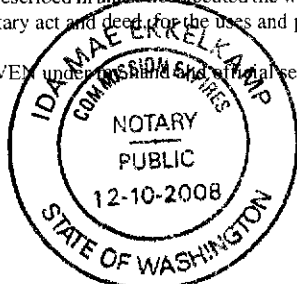
**WARNING:** This power of attorney will result  
in another person having full right to encumber your  
real and personal property and obligate you to a debt.  
It is recommended that you obtain counsel from your  
attorney prior to execution of this document.

Janice M. Muther-Wesen  
Janice M. Muther-Wesen

STATE OF WASHINGTON)

COUNTY OF Skagit)

On this day personally appeared before me Janice M. Muther-Wesen to me known to be the  
individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their  
free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of June, 2006

Ida Mae Ekkelkamp  
Ida Mae Ekkelkamp  
Notary Public in and for the State  
of Washington, residing at Mount Vernon  
My appointment expires: 12/10/2008

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**DESCRIPTION:**

**PARCEL "A":**

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., lying Westerly of the right of way of Puget Sound Power & Light Company.

ALSO, the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., EXCEPT that portion thereof lying Westerly of the Pacific Highway, AND EXCEPT road and ditch rights of way, AND EXCEPT that portion described as follows:

Beginning at the intersection of the North line of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 11 with the Westerly line of the Worline County road, said point lying South  $89^{\circ}50'52''$  West a distance of 363.33 feet from the Northeast corner of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 11;  
thence South  $89^{\circ}50'52''$  West, along the North line of the said South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , a distance of 304.11 feet;  
thence South  $43^{\circ}43'59''$  East a distance of 399.32 feet;  
thence South  $78^{\circ}39'01''$  East a distance of 60.88 feet;  
thence North  $75^{\circ}39'09''$  East a distance of 117.00 feet to the Westerly right of way margin of the Worline County road, being a point on curve having a radius point bearing North  $54^{\circ}11'28''$  East at a distance of 1,122.36 feet;  
thence Northwesterly along the said Westerly right of way margin an arc distance of 271.49 feet through a central angle of  $13^{\circ}51'33''$ ;  
thence continuing along said Westerly right of way margin North  $21^{\circ}56'59''$  West, a distance of 37.94 feet to the point of beginning.

ALSO, that portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., lying Northeasterly of the Northeasterly margin of the Pacific Highway, EXCEPT that portion thereof lying Southeasterly of the following described line:

Beginning at the intersection of the Northeasterly margin of the Pacific Highway (also known as Chuckanut Drive) and the East line of said subdivision;  
thence North  $33^{\circ}02'06''$  West along said Northeasterly margin, 414.34 feet to the true point of beginning of said line;  
thence at right angles North  $56^{\circ}57'54''$  East 209.29 feet, more or less, to the East line of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and the terminal point of said line.

ALSO, that portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 35 North, Range 3 East, W.M., lying Northeasterly of the Pacific Highway.

Situate in the County of Skagit, State of Washington.



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DESCRIPTION CONTINUED:

PARCEL "B":

A tract of land in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West line of said subdivision and the Southwesterly right of way line of the Worline County Road;  
thence South along the West line of said subdivision, 252.65 feet;  
thence East at right angles to the West line of said subdivision, 212.75 feet to the Southwesterly right of way line of said County road;  
thence North  $40^{\circ}06'$  West along the said road right of way line. 330.29 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 1,876.2 feet West of the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence North 747.5 feet to the County Road;  
thence Northwesterly following the South line of said County Road to the North and South centerline of said Section 11;  
thence South 2,173.7 feet, more or less, to the Southwest corner of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence East to the point of beginning,

EXCEPT a tract of land in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 11, described as follows:

Beginning at the intersection of the West line of said subdivision and the Southwesterly right of way line of the Worline County Road;  
thence South  $01^{\circ}18'03''$  West along said West line, a distance of 252.65 feet;  
thence South  $88^{\circ}41'57''$  East at right angles to said West line, a distance of 212.96 feet to the Southwesterly right of way line of said County Road;  
thence North  $38^{\circ}49'34''$  West along the said road right of way line 330.43 feet to the point of beginning,

ALSO EXCEPT a tract of land in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 11, described as follows:



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**DESCRIPTION CONTINUED:**

**PARCEL "C" continued:**

Beginning at the Northwest corner of said subdivision;  
thence South 89°21'23" East along the North line thereof, a distance of 336.06 feet to the Westerly right of way line of the Worline County Road;  
thence South 03°07'40" East along said right of way line, a distance of 9.08 feet to the point of beginning of this description;  
thence South 86°52'20" West at right angles to said right of way line, a distance of 148.93 feet;  
thence South 06°44'06" West, a distance of 245.20 feet to Point "A";  
thence South 85°46'57" East, a distance of 200.10 feet to the Westerly right of way line of said County Road;  
thence Northwesterly along said right of way line to the point of beginning.

RESERVING an easement for building set back purposes described as follows:

Beginning at the above described Point "A",  
thence North 83°15'54" West, a distance of 20.00 feet;  
thence North 06°44'06" East, a distance of 72.71 feet;  
thence South 83°15'54" East, a distance of 20.00 feet;  
thence South 06°44'06" West, a distance of 72.71 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "D":**

A portion of the Southwest ¼ of the Northeast ¼ of Section 11, Township 35 North, Range 3 East, W.M., lying North and East of the County Road, described as follows:

Beginning at the Northwest corner of said Southwest ¼ of the Northeast ¼,  
thence South 01°18'03" West along the West line thereof, a distance of 315.93 feet to the point of beginning of this description;  
thence South 87°14'39" East, a distance of 486.90 feet;  
thence South 13°30'55" East, a distance of 39.14 feet;  
thence South 00°41'12" West, a distance of 677.87 feet;  
thence South 86°47'13" East, a distance of 220.08 feet;  
thence South 00°30'23" West, a distance of 275.13 feet;  
thence North 87°04'47" West, a distance of 205.89 feet to Point "B";  
thence continuing North 87°04'47" West, a distance of 127.03 feet to the Easterly right of way line of Worline County Road;  
thence Northwesterly along said County Road to the North and South centerline of said Section 11;  
thence North 01°18'03" East along said North and South centerline, a distance of 126.42 feet to the point of beginning.



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**DESCRIPTION CONTINUED:**

**PARCEL "D":**

RESERVING a thirty (30) foot wide easement for ingress, egress, and utilities, over, under and through the above described Parcel "B" which lies adjacent to and contiguous with the North and South centerline of said Section 11.

Situate in the County of Skagit, State of Washington.

**PARCEL "E":**

An easement for ingress, egress and utilities, over, under, and through a 30 foot wide strip of land the centerline of which is described as follows:

Beginning at Point "B" described in Parcel "D" above;  
thence South 00°41'12" West, a distance of 184.17 feet;  
thence South 49°10'51" East, a distance of 148.04 feet;  
thence South 40°49'09" East, a distance of 162.39 feet to the Northeasterly right of way line of Worline County Road and terminal point of this centerline description.

Situate in the County of Skagit, State of Washington.

**PARCEL "F":**

An easement for building set back purposes described as follows:

Beginning at Point "A" described in Parcel "C" above;  
thence North 06°44'06" East, a distance of 72.71 feet to the point of beginning of this description;  
thence South 83°15'54" East, a distance of 20.00 feet;  
thence North 06°44'06" East, a distance of 54.21 feet;  
thence North 83°15'54" West, a distance of 20.00 feet;  
thence South 06°44'06" West, a distance of 54.21 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "G":**

An easement for an effluent discharge line across sellers' property as the same was located on November 1, 1996, from Parcel "F" to a manure lagoon located in Parcel "G".

Situate in the County of Skagit, State of Washington.



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**DESCRIPTION CONTINUED:**

**PARCEL "H":**

The Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , all in Section 28, Township 36 North, Range 3 East, W.M., EXCEPT that portion of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  conveyed to Bellingham and Skagit Railway Company by deed recorded December 8, 1911, in Volume 87 of Deeds, page 482.

EXCEPT from the above, all road, ditch and dike rights of way and those portions conveyed to Drainage District No. 18 by Deed recorded September 24, 1936 in Volume 170 of Deeds, page 278 and by Deeds recorded April 17, 1946, under Auditor's File Nos. 390770 and 390771,

ALSO EXCEPT that portion described as follows:

Beginning at the intersection of the North line of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 28, Township 36 North, Range 3 East, W.M., with the West line of the Puget Sound Power & Light Company right of way;  
thence Northerly along said right of way 586 feet to the true point of beginning;  
thence West parallel with the South line of said subdivision 110 feet;  
thence Northerly 300 feet parallel to the Puget Sound Power & Light Company right of way;  
thence East parallel with the South line of said subdivision 110 feet;  
thence Southerly along the West line of the Puget Sound Power & Light Company right of way approximately 300 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "I":**

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 118.3 feet Northerly from the center of the Southwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., on the North and South centerline of said quarter section;  
thence 142.7 feet in a Northwesterly direction along the East right of way line of the Pacific Highway;  
thence 98.8 feet at right angles in an Easterly direction;  
thence 173.5 feet in a Southerly direction on the North and South centerline of said quarter section to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "J":**

That portion of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., lying Northeasterly of the State Highway SR 11, commonly known as Chuckanut Drive, EXCEPT County road along the South line thereof, AND EXCEPT the right of way for Drainage District No. 16.

Situate in the County of Skagit, State of Washington.



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