

Name: Stiles & Stiles Inc. P.S.  
Address: P.O. Box 228 / 925 Metcalf Street  
City and State: Sedro Woolley, WA 98284



200607120103  
Skagit County Auditor

Legal: Northridge Estates Condominium Unit 321

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Tax Parcel #: 4417-000-321-0001  
P81997

LAND TITLE OF SKAGIT COUNTY 121708-PWE

**SPECIAL POWER OF ATTORNEY  
(SALE)**

We, BRUCE T. KOESTER and PHILLIP R. KOESTER hereby appoint KAREN ANN KOESTER 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 and interest in and to the following described real property:

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

Apartment Unit 321, "NORTHRIDGE ESTATE CONDOMINIUM", as shown on "Survey and Floor Plans", filed respectively under Auditor's File Nos. 9003090089, 8901100090, 8709010045, 8609050016, 8508120021, 8409210028 and 8405310048, in volume 14 of Plats, pages 124 and 125, volume 14 of Plats, pages 65 and 66, in volume 14 of Plats, pages 40 and 41, in volume 14 of Plats, pages 22 and 23, in Volume 14 of Plats, pages 12 and 13, in Volume 13 of Plats, pages 113 to 115, inclusive, and in Volume 13 of Plats, pages 97 to 105, inclusive, and as identified by Declaration recorded under Auditor's File No. 9003090090, being an amendment of Declarations recorded under Auditor's File Nos. 8911130095, 8901100091, 8709010046, 8609050017, 8508120022, 8002220033, 8202080028, 8405310049 and 8410010003, intended for single family residential use.

Said condominium being a portion of Tract "B": of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington; the legal description being Parcels "A", "C" and "E" set forth in Article 5 of said Declaration recorded under Auditor's File No. 8002220033.

TOGETHER WITH an undivided 1.97 percentage interest in the common and limited common areas within said condominium as set forth in said Declaration under Auditor's File No. 8901100091, and shown on said

"Survey and Floor Plans"

TOGETHER WITH a non-exclusive and exclusive use of the common area and limited common areas as set forth in said Declaration recorded under Auditor's File No. 9003090090.

Tax Account Number: 4417-000-321-0001

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 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.**

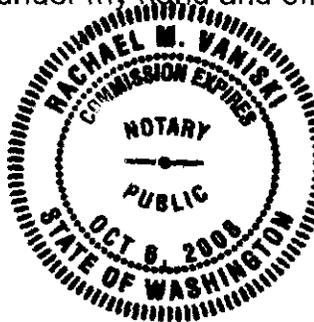
DATED This 5<sup>th</sup> day of June, 2006

Bruce T. Koester  
Bruce T. Koester (individual)

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

On this day personally appeared before me Bruce T. Koester to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>th</sup> day of June, 2006.



Rachael M Vaniski  
NOTARY PUBLIC in and for the  
State of Washington  
residing at: Sedro Woolley,  
My commission expires: 10-10-08



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Skagit County Auditor

Dated this 5 day of June, 2006

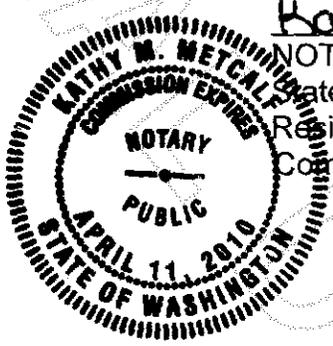
Phillip R. Koester  
Phillip R. Koester (individual)

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STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss.

On this day personally appeared before me Phillip R. Koester, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 5 day of June, 2006



Kathy M. Metcalf  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at Sedro-Woodley  
Commission Expires: 4-12-2010



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