

AFTER RECORDING MAIL TO:



200706210057

Skagit County Auditor

6/21/2007 Page

1 of

2 11:32AM

CHICAGO TITLE CO.

1C42730/1M2528

**SPECIAL POWER OF ATTORNEY  
(SALE)**

I, CHARLES W. ROWLAND hereby appoint MAUREEN O. ROWLAND, my wife 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:

Abbreviated legal description: Lot 75 MADDOX CREEK PUD PH 1  
See legal description attached hereto and by reference made a part hereof.

Tax Account No.: 4681-000-075-0000 P109369

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.

DATED this 30<sup>th</sup> day of June, 2007

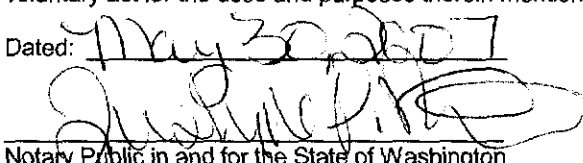
WARNING: This power of attorney will result in another person having full right to sell your property. It is recommended that you obtain counsel from your attorney prior to execution of this document.

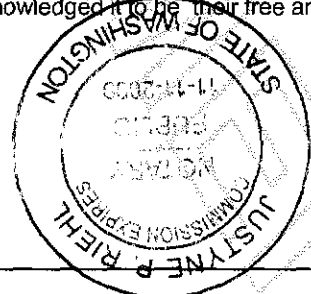
  
CHARLES W. ROWLAND  
5/30/07  
Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that CHARLES W. ROWLAND the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 30, 2007

  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 11-11-09



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No: IMV2528 MKP**

Lot 75, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof, recorded in Volume 16 of Plats, page 121 to 130, records of Skagit County, Washington.

EXCEPT that portion of Lot 75 conveyed by boundary line adjustment Quit Claim Deed recorded November 4, 1998 under Auditor's File No. 9811040087, records of Skagit County, Washington, described as follows:

Beginning at the most Northwesterly corner of said Lot 75;  
thence South 62°07'54" East 25.20 feet along the Northerly line of said Lot 75 to a contiguous corner with Tract 86, said Plat;  
thence South 75°14'10" West 30.69 feet, more or less, to a point on the Westerly line of Lot 75;  
thence North 20°41'15" East 20.95 feet along said Westerly line to the point of beginning;

Situated in Skagit County, Washington



200706210057  
Skagit County Auditor