



200805290088

Skagit County Auditor

5/29/2008 Page

1 of

4 11:29AM

SPECIFIC DURABLE POWER OF ATTORNEY

Chicago Title IC45512 [Space Above This Line For Recording Data] Escrow BE11904

After Recording Return To: Charles L. Bowers, Jr.
12462 Gwen Drive, Unit 1
Burlington, WA 98233

Prepared By:

Grantor: Charles L. Bowers, Jr.
Grantee: Charles L. Bowers, III

NOTICE: IF YOU HAVE ANY QUESTIONS ABOUT THE POWERS YOU ARE GRANTING TO YOUR AGENT AND ATTORNEY-IN-FACT IN THIS DOCUMENT, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

Section: _____

Lot: Bldg A., Cedarcrest Condominium

Block: _____

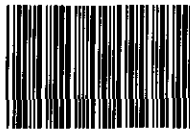
Unit: 1

Tax Account No.: 4351-000-001-0006 P79723

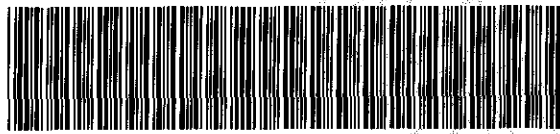
Specific Durable Power of Attorney

1U015-XX (12/07)(d/i)

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UNRECORDED

Charles L. Bowers, Jr.

DOC ID #: 00019089617805008

I, Charles L. BOWERS JR,

whose address is

1301 NORTHCREST DRIVE
HIGHLANDS RANCH, CO 80126

appoint Charles L. Bowers, III

whose address is
20818 Herway Heights Road, Mount Vernon, WA 98274

as my agent and attorney-in-fact ("Agent") to act for me in any lawful way with respect to applying for and consummating financial transactions involving the Property (described below).

1. PROPERTY

The Property is described as:

UNIT 1, BUILDING A, CEDARCREST CONDOMINIUM NO. 1, ACCORDING TO DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 850333 AND AMENDED BY ADDENDUM RECORDED UNDER AUDITOR'S FILE NO. 9108070056, RECORDS OF SKAGIT CUNTY, WASHINGTON AND SURVEY MAP AND PLANS THEROF RECORDED VOLUME 11 OF PLATS, PAGES 57 AND 58, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 20, PLAT OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 5 AND 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

and has an address of
12462 GWEN DR APT 1
BURLINGTON, WA 98233-3843

DOCUMENT



2. AGENT'S AUTHORITY

(YOU MUST CROSS OUT ALL POWERS YOU WISH TO WITHHOLD FROM YOUR AGENT)

I hereby authorize my Agent to do all acts necessary to obtain financing and pledge the Property as security on my behalf for the following purposes:

- Purchase the Property
- Refinance to pay off existing liens on the Property
- Construct a new dwelling on the Property
- Improve, alter or repair the Property
- Withdraw cash equity from the Property
- Establish a line of credit with the equity in the Property

3. SPECIAL INSTRUCTIONS

VA Loan: In the event my Agent applies for a loan on my behalf that is guaranteed by the Department of Veterans Affairs: (1) all or a portion of my entitlement may be used; (2) if this is a purchase transaction, the price of the Property is \$ 225,000.00 ; (3) the amount of the loan to be secured by the Property is \$ 180,000.00 ; and (4) I intend to use and occupy the Property as my home. My Agent is authorized to sign the loan application, receive federal-, state- and investor-required disclosures, and sign all documents necessary to consummate the loan on my behalf.

FHA Loan: I intend to use and occupy the Property as my home. My Agent is authorized to sign the loan application (only if I am incapacitated), receive federal-, state- and investor-required disclosures, and sign all documents necessary to consummate the loan on my behalf.

Conventional Loan: My Agent is authorized to sign the loan application, receive federal-, state- and investor-required disclosures, and sign all documents necessary to consummate the loan on my behalf.

4. GENERAL PROVISIONS

THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED BY ME. Any third party who receives a copy of this Power of Attorney may act under it. Revocation of this Power of Attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party due to reliance on this Power of Attorney.



THIS POWER OF ATTORNEY IS NOT AFFECTED BY MY SUBSEQUENT DISABILITY OR INCAPACITY.

I HEREBY RATIFY AND CONFIRM ALL THAT MY AGENT MAY LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THIS POWER OF ATTORNEY AND THE RIGHTS, POWERS AND AUTHORITY GRANTED HEREIN.

Charles L. Bowers Jr. May 19, 2008
Principal Date
CHARLES L. BOWERS JR

Kail Bradford 5/19/08 [Signature] 5/19/08
Witness Date Witness Date

WARNING TO AGENT: THE AGENT AND ATTORNEY-IN-FACT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

Notary Public must ensure the acknowledgment is in correct form.

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 19th May, 2008.
by Charles L. Bowers Jr
Notary Public

Specific Durable Power of Attorney
1U015-XX (12/07)

PATRICIA A. WINER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/22/2009



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Skagit County Auditor