



201003240131
Skagit County Auditor

3/24/2010 Page 1 of 5 3:45PM

WHEN RECORDED RETURN TO:

Margaret D. Schafer
16928 View Lane
LaConner, WA 98257

LAND TITLE OF SKAGIT COUNTY

135291-0E

DOCUMENT TITLE(S):
Special Power of Attorney

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:
LAWRENCE R. MARTIN

GRANTEES:
MARGARET D. SCHAFFER

ABBREVIATED LEGAL DESCRIPTION:

Ptn SW 1/4 Of NW 1/4, 3-35-4 E W.M.

TAX PARCEL NUMBER(S):
350403-2-001-0007, P35726

SPECIAL POWER OF ATTORNEY

The undersigned, LAWRENCE RONALD MARTIN, aka RON MARTIN, who appears of record as LAWRENCE R. MARTIN, hereafter "Principal," residing in the State of Washington, designates, makes, constitutes and appoints the following named person as Special Attorney in Fact, to act for the Principal on the following conditions.

1. **Designation of Special Attorney in Fact:** MARGARET D. SCHAFER, is hereby designated as Special Attorney in Fact for the Principal for the purpose of selling Principal's interest in the property at 21026 Grip Road, Sedro Woolley, Washington 98284, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

2. **Special Powers of Attorney in Fact:** MARGARET D. SCHAFER, as fiduciary, shall have and exercise the authority in LAWRENCE R. MARTIN's name, place or stead as if the undersigned Principal were present

The Special Attorney in Fact shall have the authority to sign any listing, sign the Deed, settlement statement, excise tax affidavit, escrow instructions and do all those things necessary to the clearing of title and selling of the property located at 21026 Grip Road, Sedro Woolley, Washington 98284, including giving receipts for money.

I acknowledge that MARGARET D. SCHAFER aka PEGGY SCHAFER, has provided funds to pay the loans against the property which might otherwise have been foreclosed, causing a total loss of my interest in the property. She is authorized to proceed on terms agreeable to my spouse, NAN CHILTON RYAN-MARTIN, Petitioner in an action to dissolve our marriage, Skagit County Cause No. **10-3-00010-7**

3. **Effective Date:** This Special Power of Attorney shall become effective immediately and shall not be affected by disability of the Principal.

4. **Duration:** This Special Power of Attorney authorizes my Attorney in Fact to take all actions on my behalf to carry out the sale of the property described above including disposition of proceeds of sale.

5. **Termination:** This Power of Attorney shall survive any decree dissolving my marriage to NAN CHILTON RYAN-MARTIN and shall not be terminated by my incompetency, disability, or uncertainty as to whether I am dead or alive.



201003240131
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6. **Accounting:** This Special Power of Attorney shall be subject to a requirement to account to the Principal or to any subsequently appointed personal representative.

7. **Reliance on Designated and Acting Special Attorney in Fact:** All persons dealing with the Special Attorney in Fact shall be entitled to rely upon this Special Power of Attorney within its limits, unless the person with whom she is dealing at any time has received actual knowledge of any revocation, suspension or termination of this Special Power of Attorney, by death or otherwise. Any action taken by the Attorney-in-fact in good faith unless otherwise invalid or unenforceable, shall be binding upon the Principal and his heirs, devisees, legatees, general power holders and personal representative.

8. **Indemnity:** The estate of the Principal shall hold harmless and indemnify the Special Attorney in Fact from all liability for acting in good faith and not in fraud of the Principal.

9. **Applicable Law:** The laws of the State of Washington shall govern this Special Power of Attorney.

10. **Execution:** This Special Power of Attorney is signed in duplicate on this 3rd day of February, 2010, to be come effective as provided in Paragraph 3 above.

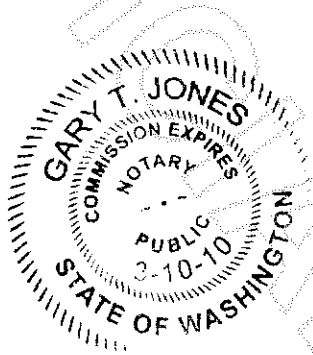

LAWRENCE R. MARTIN

WITNESSES:

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me, LAWRENCE R. MARTIN, to me known to be the individual described in and 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 3rd day of February, 2010.



Gary T. Jones
Notary Public in and for the
State of Washington
Residing at: Mount Vernon
My appointment expires: 3/10/2010



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That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 35 North, Range 4 East, W.M., lying Easterly of the Samish River and lying Northwesterly of the center line of a creek (sometimes known as Swede Creek) that runs across the Northwest portion of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ approximately 200 feet East of the Northwest corner thereof and running into the Samish River;

TOGETHER WITH that portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (Government Lot 4) of Section 3, Township 35 North, Range 4 East, W. M., lying South of the County Road and Easterly of the Samish River.

Situate in Skagit County, Washington

Skagit County Tax Parcel No. P35726 / 350403-2-001-0007

EXHIBIT "A"



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