



201105240029

Skagit County Auditor

5/24/2011 Page

1 of

3 9:43AM

Document Title:

Power of Attorney

Reference Number :Grantor(s):☐ additional grantor names on page ____

1. Tim L. Hurd

2.

Grantee(s):☐ additional grantee names on page ____

1. John R Hurd

2. Lori A. Wolden

Abbreviated legal description:☒ full legal on page(s) 2

21-34-03 SE NW

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

340321-0-006-0006

I, John R Hurd, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$62.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

John R Hurd

Dated

5/24/11

LIMITED POWER OF ATTORNEY FOR SALE OF REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS:

I, Tim L. Hurd ("Principal") maintaining an address at: 106 Fair Avenue, Hanover, Pennsylvania, do hereby make and appoint John R. Hurd ("Agent") maintaining an address at: 19396 Ashe Lane, Burlington, Washington, and Lori A. Wolden ("Agent") maintaining an address at: 21184 Mann Road, Mt. Vernon, Washington, my true and lawful attorneys-in-fact for me and in my name and in my behalf acting jointly and severally with full power to:

Sell or convey, upon such terms as my Agent shall deem appropriate, my interest in the real estate located at: 14429 McLean Road, Mt. Vernon, WA 98273 and legally described as:

Property Tax Acct. No. 340321-0-006-0006

Legal Description: Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 34 North, Range 3 East, Willamette Meridian, described as follows:
Beginning at a point on the south line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), 2031.9 feet East of the West quarter section corner of said section;
Thence North parallel with the West line of said section to the North line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);
Thence East along the North line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) to the northwest corner of a tract conveyed to Cornelius T. Calkins by Deed dated December 21, 1891, and recorded December 30, 1891, in Volume 24 of Deeds, page 59;
Thence South to the Southwest corner of said Calkins tract;
Thence continuing South on a due South course to the South line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);
Thence West to the place of beginning.
Together with any personal property located thereon.

This limited power of attorney shall include the right to complete and execute any and all documents, instruments, warranties, releases or deeds necessary for such transaction and to do all other things required to complete such transaction, including retaining lawyers, accountants, brokers, and collecting and receiving the proceeds from any such sale.

I hereby ratify and confirm all acts that my Agent, shall lawfully do or cause to be done by virtue of this power of attorney and the rights hereby granted.

This Limited Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall remain in full force and effect thereafter until the above described real estate is sold or transferred and the transaction is completed or in the event of my death, disability or incapacity, or upon my revocation of this document, whichever occurs first. As used herein, "disability" or "incapacity" shall mean a lack of capacity to receive and evaluate information effectively, to communicate decisions, and/or to manage my financial resources and affairs properly.

My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney. Agent may be required to provide an accounting of all funds received and/or disbursed.

If any part of this document is held to be invalid, illegal or unenforceable under applicable law, then the remaining unaffected parts of the document shall still remain in full force and effect and not be affected by any partial invalidity.



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Any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

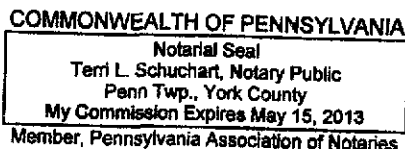
Agent shall not be liable for losses resulting from judgment errors made in good faith. However, Agent will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.

I may revoke this Power of Attorney at any time by providing written notice to my Agent.

Signed on April 30th 2011 (date), at Hanover (city), Pa (state).

[Signature]
Signature of Principal

Witness Signature: [Signature]
Name: TAMMY J BYNAKER
City: Hanover
State: PA



Witness Signature: [Signature]
Name: Sherrie S. Bower
City: Hanover
State: Pa

State of Pa)
County of York) ss

The foregoing instrument was acknowledged before me this 30 day of April 2011, by Tim L. Hurd (name of Principal), who is personally known to me or who has produced pa drivers license as identification.

[Signature] - Notary
Signature of person taking acknowledgment (Notary Public)
Terri L. Schuchart
Name typed, printed, or stamped



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