

When recorded return to:

Land Title and Escrow
P.O. Box 445, 111 East George Hopper Road
Burlington, WA 98233



201111300118
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140709-OE

Grantor: David R. Luchi and Rose M. Luchi
Grantee: Ian Yeats

LAND TITLE OF SKAGIT COUNTY

140709-OE

**SPECIAL POWER OF ATTORNEY
(PURCHASE/ENCUMBER)**

I, Ian Yeats
hereby appoint Chloe Yeats
as my true and lawful attorney for me and in my name and stead, and for my use and benefit to execute promissory notes, bonds, mortgages, contracts, deeds of trust and any other instruments which may be necessary or proper to purchase and/or encumber the following described real property:

Abbreviated Legal: Lot B Survey #8812060090; Ptn Gov Lot 6, 6-35-5 E W.M.

See Attached Exhibit "A"

Tax Parcel Number(s): 350506-0-018-0008, P38507

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 the _____ day of _____, or six (6) months from the date hereof, whichever first occurs.

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

Dated: November 29, 2011

Ian Yeats
Ian Yeats

State of Washington }
County of Skagit } SS

I certify that I know or have satisfactory evidence that IanYeats is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 29, 2011



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2014

EXHIBIT "A"

Schedule "A-1"

140709-OE

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 6 of Section 6, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 6;
thence South 87°58'10" East a distance of 26.13 feet to the East right of way of State Highway SR-9;
thence North 4°39'29" East along said East right of way line a distance of 416.00 feet to Point "A";
thence South 87°58'10" East a distance of 416.00 feet to the point of beginning of this description;
thence North 4°39'29" East a distance of 60.06 feet;
thence South 87°58'10" East a distance of 168.44 feet;
thence North 4°39'29" East a distance of 385.19 feet to the North line of the South ½ of the North 2/3 of said Government Lot 6;
thence South 87°35'17" East along the North line of the South ½ of the North 2/3 a distance of 238.86 feet to the East line of said Government Lot 6;
thence South 0°50'54" West along the East line of said Government Lot 6, a distance of 202.82 feet to the Northwest corner of the South ½ of the Northeast ¼ of the Southwest ¼ of said Section 6;
thence South 12°58'36" West a distance of 668.14 feet to the South line of said Government Lot 6;
thence North 87°58'10" West along the South line of said Government Lot 6 a distance of 324.09 feet;
thence North 4°39'29" East a distance of 416.00 feet to the point of beginning of this description.

Also known as Tract B of Survey recorded under Auditor's File No. 8812060090 in Volume 8 of Surveys, page 95.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and through a 60 foot wide strip of land lying North of, adjacent to and contiguous with the South line of Tract A of said Survey.

Situate in the County of Skagit, State of Washington.



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