

WHEN RECORDED RETURN TO:

Sheryl Buggins  
222 Lakeview Drive  
Sitka, AK 99835



201201060079  
Skagit County Auditor

1/6/2012 Page 1 of 4 1:34PM

## Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

620014600

DOCUMENT TITLE(s)

1. Durable Power of Attorney
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

1. Sheryl Buggins
- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

1. Mark Buggins
- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

PTN Tract 2 Deiter's Acreage

☐ Complete legal description is on page 4 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P64938 and 3899-000-002-0501

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as 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.

Signature \_\_\_\_\_

This cover sheet is for the County Recorder's indexing purposes only.  
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**DURABLE POWER OF ATTORNEY  
TO PURCHASE REAL PROPERTY**

THE STATE OF ALASKA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SITKA

THAT I, Sheryll Buggins, of the County of Sitka, State of Alaska, as of this date and by this document do nominate, constitute, and appoint Mark Buggins, of Sitka County, Alaska, my true and lawful attorney-in-fact, to act in, manage, and conduct all of my affairs, and for that purpose for me and in my name, place and stead, and for my use and benefit, and as my act and deed, to do and execute, or concur with persons jointly interested with me in the doing or executing of every act, deed, or thing I could do or execute in connection with the exercise of the power granted herein, including all or any of the following acts, deeds and things:

1. To acquire, purchase or execute any contract to purchase, on such terms and for such consideration as my said agent shall deem proper, the hereinafter described real property (hereinafter referred to as the "Property") together with all improvements and personal property situated thereon, to-wit:  
9585 Whatcom Lane  
Sedro Woolley, WA 98284
2. To pay all cost, expenses or other claims; to make, sign, execute, acknowledge and deliver a Note and Deed of Trust/Mortgage covering the Property to or for my benefit and to bind me pursuant thereto, on such form or forms and pursuant to such terms as provided by the lender;
3. To accept a Deed to the Property in my place and stead, said Deed retaining a Vendor's Lien additionally securing the above Note and Deed of Trust/Mortgage;
4. For me and in my place and stead to execute any and all instruments pursuant to such Loan, Note and Deed of Trust, including, but not limited to, closing statements, disclosure statements, water district notices, waivers as may be required incident to or pursuant to such loan;
5. To take, hold, possess, convey, lease, let, or otherwise manage any or all of my real, personal, or mixed property, or any interest in it or pertaining to it; to eject, remove, or relieve tenants or others persons from, and recover possession of, this Property by all lawful means; to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify, or improve the same or any part of it; and to dedicate easements;
6. To make, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge, and deliver assignments, agreements, certificates, hypothecations, checks, notes, mortgages, deeds of trust, bonds, vouchers, receipts, releases, and such other instruments in writing of whatever kind or nature, as may be proper;
7. To make deposits or investments in or withdrawals from any account, holding or interest which I may now or in the future have, or be entitled to, in any banking, trust, or investment institution, including postal savings depository offices, credit unions, savings and loan associations, and similar institutions; to exercise any right, option, or privilege pertaining to it or them, including, but not limited to, the authority to borrow money; and to open or establish accounts, holdings, or interest of whatever kind or nature, with any of these institutions, in my name or in the name of my attorney-in-fact or in our names jointly, either with or without right of survivorship;
8. To engage and dismiss agents, counsels, attorneys, accountants, and employees, and to appoint and remove at pleasure any substitute for, or any agent of, my attorney-in-fact in respect to all or any of the matters or things mentioned in this document and upon any terms that my attorney-in-fact shall think fit, in connection with the Property;
9. To do any and all other acts as may be necessary to complete the purchase of the Property;



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GIVING AND GRANTING to this attorney-in-fact full power and authority to do and perform every act, deed, matter, and thing whatever in and about my estate, property, and affairs, as fully as I might or could do if personally present, the above especially enumerated powers being in aid and exemplification of the full, complete, and general power granted in this document, and not in limitation or definition of those powers; and by this document ratifying all that my attorney-in-fact shall lawfully do or cause to be done.

This Power of Attorney shall not terminate on disability of the principal and shall survive and continue in full force and effect, should I for any reason be declared insane, or should I be physically unable to take any such actions, or incompetent, hereby ratifying and confirming all acts performed by my attorney-in-fact irrespective of my future mental condition. The attorney-in-fact is hereby authorized to indemnify and hold harmless any third party who accepts and acts under this Power of Attorney.

The rights, powers and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date of execution of this instrument, and all such rights, powers and authority shall remain in full force and effect thereafter until this Power of Attorney is revoked or terminated by my actual written notice, provided such notice is placed in the U.S. Mail and sent certified, return receipt requested to:

Lender: MetLife Home Loans  
Address: 1200 NE 99<sup>th</sup> Street  
Vancouver, WA 98665  
Attn: \_\_\_\_\_

or to any other third party by a duly filed revocation or termination with the County Clerk of Sitka County, Alaska.

Signed this 4<sup>th</sup> day of Jan, 2012

Sheryl A Buggins  
PRINCIPAL

Sheryl A Buggins  
Printed Name

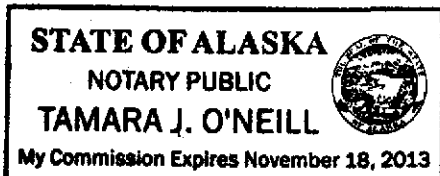
STATE OF ALASKA

COUNTY OF Sitka

)  
) S.S.  
)

On the 4<sup>th</sup> day of January, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared, Sheryl A Buggins

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he (she) (they) executed the same in his (her) (their) capacity(ies), and by his (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed this instrument.



Tamara J. O'Neill  
Notary Public

Tamara J. O'Neill  
Printed Name of Notary

My Commission Expires: 11-18-2013



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## EXHIBIT A

Order No.: 620014600

For APN/Parcel ID(s): P64938 and 3899-000-002-0501

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### PARCEL A:

The North 115.00 feet of the South 265.00 feet of the West 131.00 feet of Tract 2, DEITER'S ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

(Being a portion of Tract B of Skagit County Short Plat#10-74, dated April 19, 1974.)

### PARCEL B:

An easement right for ingress, egress, road, and utilities, over, under, to, through, and across a tract of land being 40 feet in width, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of the said Tract 2 (Northeast corner of Tract 1 of said plat); thence South 02°57'41" East, along the line between the said Tract 2 and Tract 1 of said plat, a distance of 378.50 feet to an intersection with the North line of the South 265.00 feet of said Tract 1 and 2, said intersection being the terminus of said centerline.

All situated in Skagit County, Washington.



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