

WHEN RECORDED RETURN TO:

KERSTIN M. MANCINI
65 BANGOR COURT
SAN RAMON CA 94582



201210030054
Skagit County Auditor

10/3/2012 Page 1 of 3 1:48PM

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

620016763

DOCUMENT TITLE(s)

1. **SPECIAL POWER OF ATTORNEY**
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of the document

GRANTOR(s):

1. **KERSTIN M. MANCINI**
- 2.
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. **KATHRYN M. SCEARCE**
- 2.
- 3.

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

LOT 16, HULL'S WATERFRONT TRACTS AND PTN. GL4, 25-33-04

☐ Complete legal description is on page _____ of the document

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

P66165/P17220

☐ (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.

AFTER RECORDING MAIL TO:

KERSTIN M. MANCINI
65 BANGOR CT.
SAN RAMON, CA 94582

**SPECIAL POWER OF ATTORNEY
(SALE)**

Escrow No. 120909
Title Order No. 620016763

I, KERSTIN M. MANCINI, hereby appoint KATHRYN M. SCEARCE as my true and lawful attorney for me and in my name and stead, and for my use and benefit to bargain, sell, contract to convey, or convey any and all right, title, interest in and to the following described real property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above) LOT 16, HULL'S WATERFRONT TRACTS AND PTN. GL4, 25-33-04

Tax Parcel Number(s): P66165/3928-000-016-0004

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(s) might or could do if personally present.

This Special Power of Attorney will cease and be of no further effect after 31st day of December, 2012, 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 sell your property. It is recommended that you obtain counsel from your attorney prior to execution of this document.

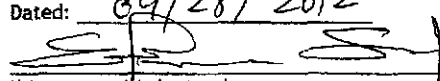
DATED: September 28, 2012

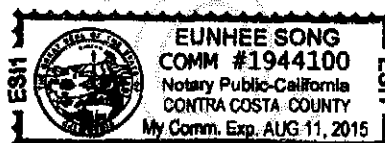

KERSTIN M. MANCINI

State of CALIFORNIA

County of Contra Costa } ss.

I certify that I know or have satisfactory evidence that KERSTIN M. MANCINI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09/28/2012

Notary name printed or typed:
Notary Public in and for the State of CALIFORNIA
Residing at SAN RAMON
My appointment expires 08/11/2015



LPB 70-05
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EXHIBIT "A"

PARCEL A:

Lot 16, HULL'S WATERFRONT TRACTS, according to the plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington;

Situated in Skagit County, Washington

PARCEL B:

A portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the center of said Section 25;

Thence South 87 degrees 35'31" East 1419.72 feet along the East-West centerline of said Section;

Thence South 02 degrees 24'29" West 1277.64 feet to the Southwest corner of Lot 18, Hull's Waterfront Tracts, as per plat thereof recorded in Volume 7 of Plats, page 33, records of Skagit County, Washington;

Thence North 87 degrees 35'31" West 32.66 feet parallel with said East-West centerline to the Easterly margin of the former Northern Pacific Railway Company (now Burlington Northern Railroad Company) right-of-way at a point on a curve the center of which is North 69 degrees 23'32" East 1382.69 feet from said point;

Thence Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 4 degrees 25'50", an arc distance of 106.92 feet to the TRUE POINT OF BEGINNING;

Thence continuing Northerly along the arc of said curve having a radius of 1382.69 feet, through a central angle of 2 degrees 10'21", an arc distance of 52.43 feet;

Thence North 87 degrees 35'31" West 78.01 feet to a point on a curve the center of which is North 76 degrees 51'42" East 1457.69 feet from said point;

Thence Southerly along the arc of said curve having a radius of 1457.69 feet, through a central angle of 2 degrees 03'02", an arc distance of 52.17 feet to a point that is North 87 degrees 35'31" West from the True Point of Beginning;

Thence South 87 degrees 35'31" East 78.90 feet parallel with said East-West centerline to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington



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