



201303220040
Skagit County Auditor

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WHEN RECORDED RETURN TO:

Land Title and Escrow Company
P.O. Box 445
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE(S):
Limited Power of Attorney

149650-00

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
Gregory H. Nelsen and Marie A. Nelsen

GRANTEES:
Tore J. Nelsen

ABBREVIATED LEGAL DESCRIPTION:

Lot 28, Jasmine Place.

TAX PARCEL NUMBER(S):
4791-000-028-0000, P118986

LIMITED POWER OF ATTORNEY

We, Gregory H. Nelsen and Marie A. Nelsen, married residents of Skagit County, State of Washington, as authorized by the Revised Code of Washington, Chapter 11.94, hereby designate the following named person(s) as Attorney-in-Fact to act for us, in accordance with the limited authority and for the limited purpose laid out below.

We hereby designate our son, Tore J. Nelsen, presently of Mount Vernon, Washington, as our Attorney-in-Fact for the limited purposes laid out herein.

I. POWERS AND AUTHORITY OF ATTORNEY-IN-FACT

This power-of-attorney is given for the purpose of acting for both of us in any and all matters relating to the refinance of the home located at 2300 Earl Court, Mount Vernon, Washington; with such refinance to be through Arvest Bank under Mortgage Application Number 0009403573.

The Attorney-in-Fact shall have the authority to sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper in the exercise of the powers and authority granted above, as fully as either of us could do personally.

II. EFFECTIVE DATE AND DURATION

This power of attorney shall become effective immediately, and, unless otherwise terminated or revoked as specified below, this power of attorney shall be effective for a period of four (4) months after the date of my signature hereon, and shall not be affected thereafter by my disability or incapacity, notwithstanding any uncertainty as to whether I may still be alive.

This power of attorney may be revoked or terminated by:

- a. By written notice of revocation to the Attorney-in-Fact;
- b. A guardian of the estate or the Principal, after court approval of such revocation; or



c. By my death, upon actual knowledge or receipt of written notice by the Attorney-in-Fact.

III. RIGHTS AND DUTIES OF THE ATTORNEY-IN-FACT

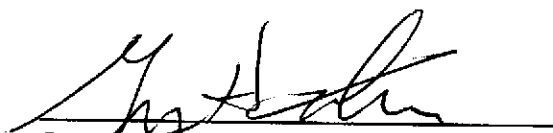
The Attorney-in-Fact shall act as a fiduciary for us in the matter designated above. Upon my request or the request of any guardian of my estate or the personal representative of my estate, the Attorney-in-Fact shall be required to account for all actions taken for or on my behalf.

The Attorney-in-Fact and all persons dealing with the Attorney-in-Fact shall be entitled to rely upon this power of attorney so long as neither the Attorney-in-Fact, nor any person with whom they are dealing, at the time of any act taken pursuant to this power of attorney had received actual knowledge or actual notice of any revocation, suspension, or termination of the power of attorney, by death or otherwise. Any actions so taken, unless otherwise invalid or unenforceable, shall be binding on my heirs, devisees, legatees, or personal representatives.


For all acts done in good faith, the Attorney-in-Fact shall incur no personal liability for acts done pursuant to this power of attorney and on my behalf, and my estate shall hold harmless and indemnify the Attorney-in-Fact from all liability for acts done in accordance therewith.

The laws of the State of Washington shall govern this power of attorney.

Given at Gold Canyon, Arizona, this 14th of March 2013.



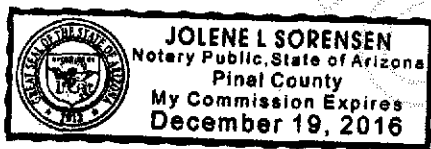
Gregory H. Nelsen



Marie A. Nelsen

STATE OF Arizona)
)SS
COUNTY OF Pinal)

I certify that I know or have satisfactory evidence that Gregory H. Nelsen and Marie A. Nelsen signed this instrument on this 14th day of March 2013 and acknowledged it to be their free and voluntary acts for the uses and purposes therein mentioned.



Jolene L Sorensen

Jolene L Sorensen

Notary Public in and for the State of
Arizona, residing at San Tan Valley, AZ
My appointment expires: 12/19/2016



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