

When Recorded, Return to:

Thomas E. Keating
6010 Meridian Road SE
Lacey WA 98513



Skagit County Auditor
10/29/2013 Page

\$75.00
1 of 4 11:12AM

Document Title: Limited Power of Attorney

Grantor: Edward John Keating

Grantees: Thomas E. Keating, Sherry D. Keating

Tax/Parcel Nos.: 340217-0-013-0004 / P20383 and 4109-051-004-0001 / P73557

Abbrev. Legals:

ACREAGE ACCOUNT, ACRES 0.86, TRACT OF LAND IN LOT 4 BEING VACATED LOTS 7 TO 13 AND LOTS 20 TO 26, INCLUSIVE, LESS ROAD IN BLOCK 49, GIBRALTER AND TRACT 58.39 FEET X 84.68 FEET, SOUTHWEST OF BLOCK 49 SOUTH OF ROAD. ALSO EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF GOVERNMENT LOT 4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE GIBRALTER ROAD AND NORTHERLY OF ENTNER LAND AND WESTERLY OF LOT 1 AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 18-89, RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 134, AS AUDITOR'S FILE NO. 8906120058; SAID PREMISES FORMERLY BEING KNOWN AS PORTIONS OF BLOCKS 49 AND 69 "PLAT OF THE TOWNSITE OF GIBRALTER" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED VIRGINIA STREET THAT HAVE REVERTED THERETO BY OPERATION OF LAW. TRACT OF LAND IN LOT 4 BEING VACATED LOTS 7 TO 13 AND LOTS 20 TO 26, INCLUSIVE, LESS ROAD IN BLOCK 49, GIBRALTER AND TRACT 58.39 FEET X 84.68 FEET, SOUTHWEST OF BLOCK 49 SOUTH OF ROAD. ALSO EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF GOVERNMENT LOT 4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE GIBRALTER ROAD AND NORTHERLY OF ENTNER LAND AND WESTERLY OF LOT 1 AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 18-89, RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 134, AS AUDITOR'S FILE NO. 8906120058; SAID PREMISES FORMERLY BEING KNOWN AS PORTIONS OF BLOCKS 49 AND 69 "PLAT OF THE TOWNSITE OF GIBRALTER" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED VIRGINIA STREET THAT HAVE REVERTED THERETO BY OPERATION OF LAW.

Lots 1, 2, 3 and 4, in Block 51, of "PLAT OF THE TOWNSITE OF GIBRALTAR, SKAGIT COUNTY, WASHINGTON U.S.A.", as per plat recorded in Volume 1 of plats, page 19, records of Skagit County, EXCEPT that portion of said premises, if any lying below the meander line or below the line of mean high tide, whichever is the farthest out, or within reversionary right Oyster Lands conveyed by the State of Washington Mary Elsterit, by Deed dated August 26, 1929, and recorded in Volume 152 of Deeds at Page 21.

LIMITED POWER OF ATTORNEY

The Principal, EDWARD JOHN KEATING, a married person as his separate property, hereby appoints THOMAS E. KEATING as his true and lawful Attorney-in-fact and agent for the limited purposes specified herein. If THOMAS E. KEATING at anytime becomes unable to serve as Attorney-in-fact, SHERRY D. KEATING is appointed in his stead to act as the Attorney-in-fact as herein provided.

I. POWERS AND AUTHORITY OF ATTORNEY-IN-FACT

The Attorney-in-fact shall have the full power and authority to act for the Principal in any matter pertaining to the management and sale of the real property described at Exhibit A hereto, including but not limited to the following:

1. The Attorney-in-fact shall have the power and authority to sign, seal, and deliver as the Principal's act and deed any purchase and sale agreement, transfer disclosure statement, closing instructions, listing or agency agreement, deed, or other contract or document pertaining to the sale of said property. The Principal hereby declares that any and all of these contracts, deeds, and other documents shall be as effective as if they had been signed, sealed and delivered by the Principal personally; and the Principal hereby undertakes at all times to ratify whatsoever his Attorney-in-fact shall lawfully do pursuant to the power and authority thus granted.

2. The Attorney-in-fact shall have complete management authority regarding the property, including but not limited to the power to arrange for the payment of all carrying costs associated with the property, and to communicate with utilities, taxing authorities, and any others delivering goods and services to the property on the Principal's behalf.

3. The Attorney-in-fact shall have the right to deal on the Principal's behalf with any lenders who may hold security interests in the property, to obtain payoff quotes, to arrange for the orchestration of installment payments, to deal with escrow accounts, or to negotiate in any way deemed appropriate.

The Attorney-in-fact shall at all times act as a fiduciary for the Principal as to the matters herein designated.

II. EFFECTIVE DATE AND DURATION

This power of attorney shall become effective immediately upon execution and shall remain in effect until such time as Principal no longer has an interest in the property, unless the Principal shall revoke this power of attorney in writing prior to that time, and, if this power of attorney has been recorded, the Principal causes to be recorded a written revocation of this power of attorney with Skagit County Auditor.

III. LIMITATIONS

The Principal does not in any way relinquish any ownership interest in the above-described property, and the Principal shall be entitled to net proceeds from any sale of said property in accordance with his proportionate interest therein.

III. RELIANCE AND INDEMNITY

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 it is effective, so long as the person dealing with the Attorney-in-fact does not have actual notice that this power of attorney has been revoked and so long as a revocation has not been recorded with the Skagit County Auditor. Any action taken in reliance upon this document, unless otherwise invalid or unenforceable, shall be binding upon the Principal, his successors, and his assigns, and the Principal shall hold harmless and indemnify the Attorney-in-fact from all liability for acts done in good faith based on this power of attorney.

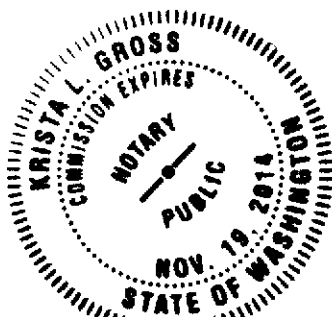
Signed at OLYMPIA, Washington this 10 day of JULY, 2012.
[city] [day] [month]


EDWARD JOHN KEATING

STATE OF WASHINGTON)
COUNTY OF Thurston) ss.

On this day personally appeared before me EDWARD JOHN KEATING, to me known to be the individual described in and who executed the foregoing document and acknowledged that he signed said document as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of July, 2012.



Limited Power of Attorney - 3 of 3

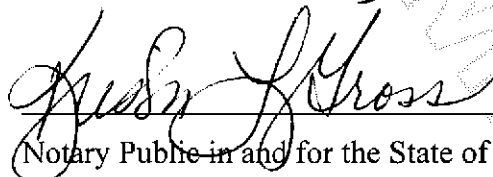

Notary Public in and for the State of
Washington, residing at Olympia
My appointment expires 11-19-14



EXHIBIT A

Lots 7, 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24, 25 and 26, in vacated Block 49, of "PLAT OF THE TOWNSITE OF GIBRALTAR SKAGIT COUNTY, WASHINGTON, U.S.A.", together with the vacated alley in said Block and together with such portions of the vacated North 1/2 of George Street and the Northerly 1/2 of Miller Street, as vacated by order of the County Commissioners on July 3, 1929, Volume 13 of Commissioners Records, Page 449, as upon vacation reversed of said premises by operation of law. EXCEPT County Roads, and EXCEPT the following described tract.

Beginning at the Southeast corner of Tract 8 of "PLAT OF QUAKER COVE" as per plat recorded in Volume 6 of "PLATS, Pages 37, records of Skagit County; thence East along the projection of the South line of said tract to the Westerly line of the county road; thence Southerly along said Westerly line to the East margin of said "Plat of QUAKER Cove", thence North along said East margin to the point of beginning.

Also Lots 1, 2, 3 and 4, in Block 51, of "PLAT OF THE TOWNSITE OF GIBRALTAR, SKAGIT COUNTY, WASHINGTON U.S.A.", as per plat recorded in Volume 1 of plats, page 19, records of Skagit County, EXCEPT that portion of said premises, if any lying below the meander line or below the line of mean high tide, whichever is the farthest out, or within reversionary right Oyster Lands conveyed by the State of Washington Mary Elsterit, by Deed dated August 26, 1929, and recorded in Volume 152 of Deeds at Page 21.

ALSO that portion of a tract marked as "RESERVED No. 2", on the "PLAT OF QUAKER COVE", as per plat recorded in Volume 6 of Plats, Page 37 records of Skagit County, described as follows:

Beginning at a pipe on the East line of said tract located approximately in the center line of Georgia Street, from which a continuation of the Easterly line of said tract runs South 24 degrees 52' East; thence West 58.59 feet to another pipe as shown on said plat, and the true point of beginning; thence North 84.68 feet to the southeasterly line of the county Road; thence Southwesterly along said Southeasterly line of said County highway to a point west of the rue portion of beginning; thence East to the true point of beginning.

Being the same parcel conveyed to James H. Keating and Betty J. Keating from Charles R. MacDonald and Dorothy B. MacDonald by virtue of a deed dated 4/21/86 recorded 4/25/86 in Deed Book 681947 in Skagit County, State of Washington.

TOGETHER WITH those portions of vacated streets, avenues, and alleys adjoining which upon vacation have attached to said premises by operation of law.

EXCEPT FOR the following portion of the above-described property, which was conveyed to James H. Sheldrup and Joanne D. Sheldrup, husband and wife, by Quit Claim Deed dated September 4, 2004 and recorded under Auditor's File Number 200409100036:

That portion of the Northeast Quarter of the Southwest Quarter and of Government Lot 4 of Section 17, Township 34 North, Range 2 East of the Willamette Meridian, lying Easterly of the Gibraltar Road and Northerly of Entner Lane and Westerly of Lot 1 as shown on Skagit County Short Plat No. 18-89, recorded in Book 8 of Short Plats, Page 134, as Auditor's File No. 8906120058; said premises formerly being known as portions of Blocks 49 and 69 "Plat of the Townsite of Gibraltar" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Virginia Street that have reverted thereto by operation of law.

