

When recorded return to:

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



201405090116

Skagit County Auditor

\$74.00

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 148768-OE

Grantor: Jeanne C. Semays Johnson
Grantee: Mary L. Semays Jammerman

SPECIAL POWER OF ATTORNEY (SALE)

I, Jeanne C. Semays Johnson

hereby appoint Mary L. Semays Jammerman

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:

Abbreviated Legal:

See Attached Exhibit "A"

PHN TRACT 2 Burt Acreage
Property

Tax Parcel Number(s): ~~3867-000-002-1509~~ ~~EX 3867-000~~
3867-000-002-1509, F131846

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 sell your property. It is recommended that you obtain counsel from your attorney prior to execution of this document.

Dated:

3/12/14

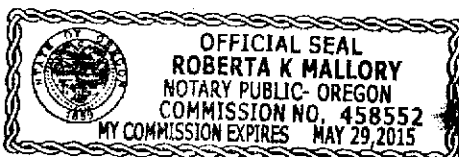
Jeanne C. Semays Johnson
Jeanne C. Semays Johnson

State of OREGON }
County of MARION } SS:

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

Dated: 3/12/14

Roberta K Mallory



Notary Public in and for the State of OREGON
Residing at: 211 E MAIN SILVERTON OR
My appointment expires: 5/29/2015

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

That portion of the below described Tracts A, B, C, and D, more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 28, Township 35 North, Range 4 East, W.M. (South 1/4 corner) as shown on that certain Short Plat No. PPT-92-006 recorded under Skagit County Auditor's File No. 9210190078;

thence North 2°01'38" East along the West line of said Southeast 1/4 of Section 28, for a distance of 1,866.74 feet, more or less, to the Northwest corner of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 28, also being the Northeast of Short Plat No. 30-88 recorded under Auditor's File No. 8811100003 and being the TRUE POINT OF BEGINNING;

thence North 89°58'23" West along the North line of said Short Plat No. 30-88 for a distance of 21.72 feet, more or less, to the Easterly right-of-way margin of Peter Anderson Road, as shown on the face of said Short Plat No. 30-88;

thence South 0°34'07" West along said East margin of the Peter Anderson Road for a distance of 280.62 feet, more or less, to a point that is 30.00 feet North (as measured perpendicular to the South line) of the South line of the North 1/2 of the West 1/2 of Tract 2, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

thence South 88°38'29" East parallel with said South line, for a distance of 394.09 feet;

thence North 1°21'31" East for a distance of 284.24 feet, more or less, to the North line of said North 1/2 of the West 1/2 of said Tract 2, "Plat of Burlington Acreage Property" at a point bearing South 89°07'09" East from the TRUE POINT OF BEGINNING;

thence North 89°07'09" West along said North line for a distance of 376.26 feet, more or less, to the TRUE POINT OF BEGINNING.

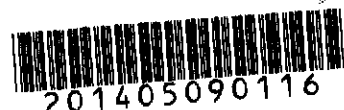
Tract "A"

The North 1/2 of the West 1/2 of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of Anderson Road No. 2523 as vacated by Resolution No. 4222 dated September 20, 1966 abutting thereon.

Tract "B"

That portion of Lot 2, Short Plat No. 30-88, approved October 27, 1988, recorded November 10, 1988 in Volume 8 of Short Plats, page 87, under Auditor's File No. 8811100003, and being a portion of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., which lies Easterly of the Easterly right-of-way line of Peter Anderson Road as shown on the face of said Short Plat.



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DESCRIPTION CONTINUED:

PARCEL "A" continued:

Tract "C"

That portion of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road, and lying Northerly of the Westerly extension of the Southerly line of the North $\frac{1}{2}$ of Tract 2, "Plat of the Burlington Acreage Property," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington:

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the East line of said subdivision 307 feet South of the Northeast corner of said subdivision, said point being the Southeast corner of a tract conveyed to Gordon J. Brecht and Leota Brecht, husband and wife, by deed recorded November 20, 1970, under Auditor's File No. 745975;

thence West along the South line of said Brecht tract and said line produced West, a distance of 160 feet;

thence North 100 feet to a point 10 feet West of the Northwest corner of said Brecht tract;

thence West along a line which is parallel to and 207 feet South of the North line of the aforementioned subdivision to a point which is 354 feet East of the West line of said subdivision, said point being on the East line of a tract sold under Contract to Harry E. Scherbinske, et ux, recorded December 8, 1969, under Auditor's File No. 733790;

thence Southerly along the East line and the Southerly extension thereof, of said Scherbinske tract, to a point 200 feet North of the South line of said subdivision;

thence East along a line which is 200 feet North of and parallel to said South line to the East line of said subdivision;

thence North to the POINT OF BEGINNING.

Tract "D"

That portion of the North 100 feet of the following described property lying Easterly of the Easterly line of the as-built and existing right-of-way for Peter Anderson Road;

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28,
Township 35 North, Range 4 East, W.M.,

EXCEPT the West 354 feet thereof,

ALSO EXCEPT the South 200 feet thereof,

AND ALSO EXCEPT the North 207 feet thereof.

All situate in the County of Skagit, State of Washington.



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