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Skagit County Auditor

\$75.00

3/5/2015 Page

1 of

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2:19PM

WHEN RECORDED RETURN TO:

Scott G. Thomas
2610 East Section Street, No. 93
Mount Vernon, WA 98273

DOCUMENT TITLE(S):
General Power of Attorney

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
BOB THOMAS

Land Title and Escrow

GRANTEES:
SCOTT G. THOMAS

ABBREVIATED LEGAL DESCRIPTION:

Lot 34, Thunderbird III.

TAX PARCEL NUMBER(S):
4218-000-034-0000, P78394

GENERAL POWER OF ATTORNEY

I, Bob Thomas ("Principal"), a married man, hereby appoint Scott G. Thomas, residing at 2610 East Section Street No. 93, Mount Vernon, Washington, as my true and lawful attorney for me and in my name.

The attorney in fact, as fiduciary, shall have all powers of absolute ownership of all assets and liabilities of Principal of every kind and character, whether located within or without the state of Washington, including but not limited to the power to negotiate, contract, sell, convey and encumber any real or personal property owned by Principal; all powers granted to trustees by the Washington Trust Act of 1985 and any amendments thereto (which Act is incorporated herein by this reference); the authority to sign any federal or local government forms specifically including income tax returns; and the authority to enter any safe deposit box to which Principal has a right of access.

Without limiting the foregoing, the attorney in fact shall have the explicit authority to acquire, and encumber, that certain real estate and all improvements thereto commonly known as: 431 Sioux Drive, Mount Vernon, WA P78394

Further, the attorney in fact shall have the explicit authority to sell and convey all of the Principal's interest in that certain real estate and all improvements thereon, including personal property, commonly known as 2610 E. Section Street #93, Mount Vernon, Washington P103054.

The attorney in fact shall not have the power to make, amend, alter or revoke any estate planning or testamentary documents previously executed by Principal.

The attorney in fact is authorized within the attorney in fact's sole discretion to disclaim pursuant to state or federal law all or any portion assets, property or interests to which Principal might otherwise be entitled as a beneficiary. In so disclaiming, the attorney in fact may rely with acquittance on the advice of Principal's accountants and attorneys regarding Principal's estate planning objective.

The attorney in fact is authorized to convey any or all of Principal's real or personal property into trust, the beneficiaries of which are: my spouse, Edith M. Thomas, and my son, Scott G. Thomas.

This power of attorney shall not be affected by disability or incompetence of Principal. Principal, while competent, may revoke this power of attorney by recording the instrument of revocation at the office of the auditor or recorder of Skagit County, Washington. This power of attorney may be terminated by the guardian of the estate of Principal following court approval of such termination.

GIVING AND GRANTING unto Scott G. Thomas the attorney in fact, full power and authority to do and perform all and every act and thing whatsoever requisite and

