

When recorded return to:
Sharon Stewart
54267 Sauk Valley Road
Concrete, WA 98237



201506100051
Skagit County Auditor \$73.00
6/10/2015 Page 1 of 2 1:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022242

CHICAGO TITLE
620022242 **SPECIAL POWER OF ATTORNEY**
Sale

I, Sharon Stewart, hereby appoint Erin Groh 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:

Parcel A:

P70737

Lots 6 through 9, inclusive, Block 2, PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington;

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed dated July 25, 1960, recorded August 16, 1960, under Auditor's File No. 597685, records of Skagit County, Washington.

Parcel B:

Lot 11, Block 2, PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington;

TOGETHER WITH the North 20 feet of vacated Forest Avenue adjoining; EXCEPT that portion of said premises conveyed to the State of Washington for highway purposes by deed dated July 26, 1960, and recorded August 16, 1960, under Auditor's File No. 597686, records of Skagit County, Washington;

ALSO, those portions of Lots 9, 10 and 11 and the partially vacated alley in Block 2 and vacated Forest Avenue shown on the PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, conveyed to Scott Kleinhuisen and Shannon Kleinhuisen, husband and wife, by deed recorded February 19, 1988, under Auditor's File no. 8802190029, records of Skagit County, Washington, and described as follows:

Beginning at the intersection of the West line of Block 2 of the PLAT OF CEMENT CITY, according to the plat thereof recorded in Volume 3 of Plats, page 47, records of Skagit County, Washington, with the Northerly right-of-way line of State Highway Route No. 20 (PSH No. 16/SSH No. 17-A), Concrete Vicinity, according to the plan thereof recorded and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval April 5, 1960, as said centerline survey was delineated on said plan July 7, 1960, date of that deed from Violet Gardinier to the State of Washington recorded under Auditor's File No. 597685, records of Skagit County, Washington; thence South 12°30'49" West along the West line of said Block 2 and its Southerly projection, a distance of 74.34 feet to the Northerly right-of-way line of SR20, Concrete D St. to East Corporate Limits, according to the plan thereof of record and on file in the Office of the Secretary of Transportation at Olympia, Washington, bearing date of approval November 19, 1970; thence South 70°08'21" East along the Northerly right-of-way line of SR20, Concrete D St. to East Corporate Limits, a distance of 151.24 feet to a point on the Southerly projection of Lot 12, Block 11 of said Plat of CEMENT CITY thence North 12°30'49" East along Southerly projection of the Westerly line of said Lot 12, a distance of 47.49 feet to the Northerly right-of-way line of said State Highway Route No. 20 (PSH No. 16/SSH No. 17-A), Concrete Vicinity, (the chord of which has a bearing of North 60°22'16" West and a length of 156.95), to the point of beginning of this

SPECIAL POWER OF ATTORNEY

Sale
(continued)

description.

All situate in Skagit County, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P70737 / 4057-002-011-0007

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 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: May 28, 2015

Sharon Stewart
Sharon Stewart

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Sharon Stewart is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/29/15



Kelli A. Mayo
Name: _____
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17