



201512240063

Skagit County Auditor  
12/24/2015 Page

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3

\$75.00

1:53PM

**WHEN RECORDED MAIL TO:**

Maria E Ledaier Porter  
5423 Emerald Court  
Mount Vernon, WA 98273  
Order #: 162503  
Reference#:

162503

**SPECIFIC POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, that I, LEDAIR F PORTER, herewith nominate, constitute and appoint, MARIA RACHEL G PORTER, as my true and lawful attorney-in-fact, for me and in my name, place and stead to: Contract for, purchase, receive and take possession of; to sell, exchange, grant or convey with or without warranty, pursuant to that certain transaction with **SOVEREIGN LENDING GROUP INCORPORATED, Loan # IR1510EM016256, not to exceed the amount of \$210,000.00;** to mortgage, transfer in trust, or otherwise encumber or hypothecate the property located at and legally described as:

5423 Emerald Ct., Mount Vernon, WA 98273

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

*This Specific Power of Attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date. All acts done by my attorney-in-fact pursuant to this power shall bind me, my heirs, devisees and personal representatives. This power of attorney is nondelegable.*

*This Specific Power of Attorney being per this transaction and property address will expire on February 28, 2016.*

And to endorse, sign, seal, execute and deliver and any and all mortgages for the lender, Deeds of Trust, Deed of Trust Notes, notes or bonds, financing statements, checks, drafts or other negotiable instruments and other written instruments(s) of whatever kind reasonably required to effectuate this loan.

lot 183 Plat of Skagit Highlands Div 1 Phase 1  
AFN 20061221 0067

P125395

I also authorize my attorney-in-fact, when appropriate, to execute in my name and behalf such papers and documents as may be required to obtain and consummate a mortgage loan including, but not limited to, mortgage loans guaranteed and/or insured by the Federal Housing Administration ("FHA"), or otherwise, and to execute such documents as may be required by FHA, and to execute loan settlement statements, certifications of occupancy, statements required by the Federal Truth-in Lending Law or Real Estate Settlement Procedures Act of 1975, and any and all other papers necessary or proper to obtain and consummate said loan.

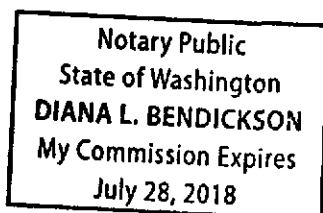



**LEDAIR F PORTER**

**STATE OF WASHINGTON**

**COUNTY OF** King

The foregoing instrument was hereby acknowledged before me this 16<sup>th</sup> day of November, 2015, by LEDAIR F PORTER, who is personally known to me or who has produced Driver License as identification, and who signed this instrument willingly.



  
Notary Public  
My commission expires: July 28, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT "A"**

LOT 183, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," AS PER PLAT RECORDED  
ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.