

When recorded return to:  
Kyle M. List  
2300 Earl Court  
Mount Vernon, WA 98273



Skagit County Auditor \$127.00  
1/19/2016 Page 1 of 5 11:20AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620025992

**DOCUMENT TITLE(S)**

Limited Power of Attorney

CHICAGO TITLE  
620025992

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:** \_\_\_\_\_

Additional reference numbers on page \_\_\_\_\_ of document

**GRANTOR(S)**

Gregory H. Nelsen and Marie A. Nelsen

Additional names on page \_\_\_\_\_ of document

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

Tore J. Nelsen

Additional names on page \_\_\_\_\_ of document

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

Lot 28, PLAT OF JASMINE PLACE, according to the plat thereof recorded February 28, 2002, under Auditor's File No. 200202280026, records of Skagit County, Washington.

Complete legal description is on page \_\_\_\_\_ of document

**TAX PARCEL NUMBER(S)**

P118986 / 4791-000-028-0000



**LIMITED POWER OF ATTORNEY**

We, Gregory H. Nelsen and Marie A. Nelsen, married residents of Skagit County, State of Washington, acting as authorized by the Revised Code of Washington, Chapter 11.94, hereby designate the following named person as Attorney-in-Fact to act for us, in accordance with the limited authority and for the limited purpose laid out below.

We hereby designate our son, Tore J. Nelsen, presently of Mount Vernon, Washington, as our Attorney-in-Fact for the limited purposes laid out herein.

**I. POWERS AND AUTHORITY OF ATTORNEY-IN-FACT**

This power-of-attorney is given for the purpose of acting for both of us in any and all matters relating to the marketing and sale of the real property and home at 2300 Earl Court, Mount Vernon, Washington. The powers granted hereunder specifically include but are not limited to:

1. Entering into a contract with a real estate agent or real estate company to market and list the real property and home for sale;
2. Negotiating a price for the sale of the real property and home with a real estate agent or private prospective purchaser;
3. Entering into a contract for the sale of the real property and home;
4. Signing a deed to convey the real property and home;
5. Entering into any contract related to selling the real property and home, such as an escrow agreement or obtaining a title policy; and
6. Signing a real-estate excise tax affidavit.

In addition to the rights granted above, the Attorney-in-Fact shall have the authority to sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper in the exercise of the powers and authority related to the sale and conveyance of the real property and home at 2300 Earl Court, Mount Vernon, Washington, as fully as either of us could do personally.

  
**Marie N.**

UNRECORDED  
II. EFFECTIVE DATE AND DURATION

This power of attorney shall become effective immediately, and, unless otherwise terminated or revoked as specified below, this power of attorney shall be effective for a period of two years after the date of my signature hereon, and shall not be affected thereafter by my disability or incapacity, notwithstanding any uncertainty as to whether I may still be alive.

This power of attorney may be revoked or terminated by:

1. By written notice of revocation to the Attorney-in-Fact;
2. A guardian of the estate or the Principal, after court approval of such revocation; or
3. By my death, upon actual knowledge or receipt of written notice by the Attorney-in-Fact.

III. RIGHTS AND DUTIES OF THE ATTORNEY-IN-FACT

The Attorney-in-Fact shall act as a fiduciary for us in the matter designated above. Upon my request or the request of any guardian of my estate or the personal representative of my estate, the Attorney-in-Fact shall be required to account for all actions taken for or on my behalf.

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 neither the Attorney-in-Fact, nor any person with whom they are dealing, at the time of any act taken pursuant to this power of attorney had received actual knowledge or actual notice of any revocation, suspension, or termination of the power of attorney, by death or otherwise. Any actions so taken, unless otherwise invalid or unenforceable, shall be binding on my heirs, devisees, legatees, or personal representatives.

For all acts done in good faith, the Attorney-in-Fact shall incur no personal liability for acts done pursuant to this power of attorney and on my behalf, and my estate shall hold harmless

