

WHEN RECORDED RETURN TO:

Francine L. Buker
2369 Kukui Lane
Honolulu, HI 96818



201607280016

Skagit County Auditor

\$75.00

7/28/2016 Page

1 of

3 10:37AM

DOCUMENT TITLE(S):
Special Power of Attorney

GUARDIAN NORTHWEST TITLE CO.

A111879

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
Patrick D. Buker

GRANTEES:
Francine L. Buker

ABBREVIATED LEGAL DESCRIPTION:
Lot 14 and Ptn. 15, Block 93, Anacortes

TAX PARCEL NUMBER(S):
P55579, 3772-093-014-0009

SPECIAL POWER OF ATTORNEY

PREAMBLE: This is a military Power of Attorney prepared pursuant to Title 10, United States Code, Section 1044b, and executed by a person authorized to receive legal assistance from the military service. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

KNOW ALL PERSONS BY THESE PRESENTS:

That **I, Patrick D. Buker**, of **Washington**, do hereby appoint **Francine L. Buker**, currently of **Washington**, my true and lawful attorney-in-fact to do the following in my name and in my behalf: Such acts shall include:

To sell, assign, and convey, using the standard of a reasonable seller under no compulsion to sell and engaging in an arms-length bargaining transaction, to any person of my attorney-in-fact's choice, all my right, title and interest in the below-specified property, and to convey by deed or general warranty with the customary covenants; to receive, on my behalf, payment of purchase money for the real property described above in any manner that my attorney shall deem wise; to transmit these moneys to me, and to sign, seal, execute and deliver any and all deeds, contracts, or other documents necessary to carry out the foregoing.

To sign any and all documents on my behalf with regards to the sale of the property mentioned below.

LEGAL DESCRIPTION OR ADDRESS OF PROPERTY: 1314 Fifteenth Street, Anacortes, Washington 98221.

On my behalf, in any manner that my attorney shall deem wise; to transmit, sign, seal, execute and deliver any and all funds, deeds, contracts, or other documents necessary to carry out the foregoing, to include closing of escrow and commitment of any financing, and execution of any promissory note, deed of trust, and to accept a warranty deed.

Giving and granting individually unto said attorney full power and authority to do and perform all and any act, deed, matter and thing whatsoever in and about any of the specified particulars mentioned in the paragraph immediately above, as fully and effectually to all intents and purposes as I might and could do in my own person if personally present; and in addition thereto, I do hereby ratify and confirm each of the acts of my aforesaid attorney lawfully done pursuant to the authority herein above conferred.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS POWER OF ATTORNEY MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY. I, FOR MYSELF AND MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED UPON THE PROVISIONS OF THIS POWER OF ATTORNEY.

This Power of Attorney shall become effective when I sign and execute it below. Further, unless sooner revoked or terminated by me, this Power of Attorney shall become NULL and VOID on **13 July 2017**.

I intend for this to be a **DURABLE Power of Attorney**. This Power of Attorney will continue to be effective if I become disabled, incapacitated, or incompetent. All acts done by my Attorney hereunder shall have the same effect

and inure to the benefit of and bind myself and my heirs as if I were competent, and not disabled, incapacitated, or incompetent.

I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician, based on that physician's examination, certifies in writing at a date subsequent to the date which this power of attorney is executed, that I am disabled from or incapable of exercising control over my person, property, personal affairs, or financial affairs. I authorize the physician who so certifies, to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney, endorsed by proper physician certification of my disability or incapacity, is held harmless and fully protected from any action taken under this power of attorney.

Notwithstanding my inclusion of a specific expiration date herein, if on that specified expiration date I should be or have been properly certified, in writing, by a physician to be disabled from or incapable of exercising control over my person, property, personal affairs, or financial affairs, then this Power of Attorney shall remain valid and in full effect until sixty (60) days after I have recovered from such disability **UNLESS OTHERWISE REVOKED OR TERMINATED BY ME.**

I HEREBY RATIFY ALL THAT MY ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY THIS DOCUMENT.

All business transacted hereunder for me or for my account shall be transacted in my name, and all endorsements and instruments executed by my attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my attorney and the designation "attorney-in-fact."

IN WITNESS WHEREOF, I sign, seal, declare, publish, make and constitute this as and for my Power of Attorney in the presence of the Notary Public witnessing it at my request this date, **13 July 2016.**


PATRICK D. BUKER

WITH THE ARMED FORCES OF THE UNITED STATES
AT FORT SHAFTER, HAWAII

Subscribed, sworn to and acknowledged before me by **Patrick D. Buker**, who is known to me to be eligible for Legal Assistance under the provisions of 10 USC section 1044a or regulations of the Department of Defense, on **13 July 2016**. This acknowledgment is executed in my official capacity under the authority granted by Title 10, United States Code, Section 1044a, which also states that no seal is required on this acknowledgment.

(Sign) 
(Print) **TRAYVON D. MARTIN**

Official Capacity: Military Notary

Rank/Component: SPC/U.S. Army

