



Shagit County Auditor
11/30/2016 Page

1 of

5 3:25PM

\$77.00

AFTER RECORDING MAIL TO:

Name HENRY MAN-ON YEUNG
Address 122-124 403 E. KENT AVE. S.
City / State VANCOUVER, BC V5X2X-7000

Document Title(s): (or transactions contained therein)

1. LIMITED POWER OF ATTORNEY
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. YEUNG, HENRY MAN-ON
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. LOWELL, DAVID D.
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

PTN 7-10 BLK 67 CITY ANACORTES

PTN 1-4 TR 1 PLATE 8 ANACORTES TIDE & SHORE LANDS

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

P.129811

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



GUARDIAN NORTHWEST TITLE CO.

A112710

LIMITED POWER OF ATTORNEY

ORIGINAL

For HENRY MAN-ON YEUNG

EFFECTIVE IMMEDIATELY (UPON EXECUTION)

I, **HENRY MAN-ON YEUNG** (hereinafter called "Principal"), domiciled and residing in the State of Washington, designate my attorney **DAVID D. LOWELL** as my Limited Attorney-in-Fact for the following purpose(s), as outlined below. If **DAVID D. LOWELL** is unwilling or unable to serve as my Attorney-in-Fact, then I hereby **KENNETH B. DAVIS** to serve as the Alternate Limited Attorney-in-Fact.

I. EFFECTIVE: This Limited Power of Attorney shall go into effect immediately. The Principal hereby grants the Limited - Attorney-in-Fact full power and authority as though he or she were the absolute owner of the Principal's assets and liabilities, and grants to the Attorney-in-Fact the authority to perform any and all acts in the name of the Principal, as fully as the Principal could perform if the Principal were personally present.

II. AUTHORITY AND POWER(S) OF LIMITED ATTORNEY-IN-FACT

The Limited - Attorney-in-Fact, as fiduciary, shall act in the best interests of the Principal and shall have authority over the assets of the Principal, whether these are located in the State of Washington, or any other state. These powers shall include:

(a) **Signing:** Signing the name of the Principal to any real property instruments, including deeds, conveyances, mortgages, leases or other documents which are necessary to carry out the business or personal affairs of the Principal. Therefore, David Lowell shall have the power to sign all documents necessary to complete the transaction between Henry Man-On Yeung (Anacortes Seafood, Inc.) and Pacific Dream Seafood, Inc. David Lowell can sign all necessary transfer documents and any documents related to File Number: A112710 (with NW Guardian Escrow).

III. DURATION

This Limited Power of Attorney shall become effective immediately (upon signing/execution) and it shall terminate only upon the disability or incapacity of the Principal, and shall remain in effect to the extent permitted by Washington State law or until revoked or terminated, even if it is not certain whether the Principal is alive



(initials)

IV. RELIANCE

All persons dealing with the Attorney-in-Fact because of this document shall be entitled to rely upon this Power of Attorney.

V. INDEMNITY

The Attorney-in-Fact shall not have any personal liability for any acts done by virtue of this Power of Attorney, so long as the acts are done in good faith. The Estate of the Principal shall defend, hold harmless, and indemnify the Attorney-in-Fact from all liability for acts done in good faith and not in fraud of the Principal.


VI. APPLICABLE LAW

The laws of the State of Washington shall govern this Power of Attorney. It is the intention of the Principal that this Power of Attorney be valid in all states and territories of the United States. If any provision in this document is held to be invalid or inconsistent with the laws of the state where the Principal is located, then the inconsistent or invalid part shall be deleted and disregarded and the remaining parts shall not be affected.

VII. EXECUTION AND DATE OF SIGNING

The Power of Attorney is signed in original the day and year indicated below and is to become effective as provided in Section 2 above.

DATED this 24th day of November, 2016.

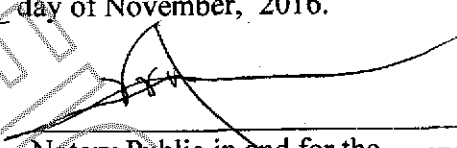


HENRY MAN-ON YEUNG
(holder of Canada Passport No.GC400828)

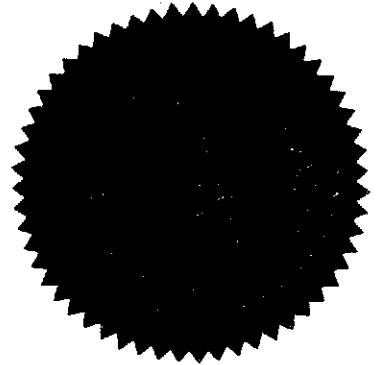
Notary Public:


I certify that I know or have satisfactory evidence that HENRY MAN-ON YEUNG is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 24th day of November, 2016.


Notary Public in and for the _____
Residing at: _____
My commission expires: "My commission expires with life"

HO, Wai Wan Vivian
Notary Public
25th Floor, Jardine House,
Central, Hong Kong
Attestation only.
No advice sought or given.
For the text of the document
I assume no responsibility.





(initials)

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

BUILDING AND IMPROVEMENTS situated on the following described property:

Those portions of Lots 7, 8, 9 and 10, Block 67, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, and of Lots 1, 2, 3 and 4, Tract No. 1 of Plate No. 8 of TIDE AND SHORE LANDS OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., as per plat on file with the Washington Commissioner of Public Lands, in Olympia lying within the following described property:

Begin at the Southeast corner of said Block 67, "MAP OF THE CITY OF ANACORTES"; thence North $89^{\circ}22'50''$ West a distance of 91.00 feet along the North line of 2nd Street; thence parallel with the centerline of "O" Avenue North $0^{\circ}35'25''$ East, a distance of 138.90 feet; thence parallel with the centerline of 2nd Street South $89^{\circ}22'50''$ East, a distance of 91.00 feet to the West line of "O" Avenue; thence South $0^{\circ}35'25''$ West, a distance of 138.90 feet along the West line of "O" Avenue to the North line of 2nd Street and the Point of Beginning.

TOGETHER WITH any portion of vacated Railroad Avenue lying within the above described property.

PARCEL "B":

Those portions of Lots 7, 8, 9 and 10, Block 67, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, and of Lots 1, 2, 3 and 4, Tract No. 1 of Plate No. 8 of TIDE AND SHORE LANDS OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., as per plat on file with the Washington Commissioner of Public Lands, in Olympia lying within the following described property:

Begin at the Southeast corner of said Block 67, "MAP OF THE CITY OF ANACORTES"; thence North $89^{\circ}22'50''$ West a distance of 91.00 feet along the North line of 2nd Street; thence parallel with the centerline of "O" Avenue North $0^{\circ}35'25''$ East, a distance of 138.90 feet; thence parallel with the centerline of 2nd Street South $89^{\circ}22'50''$ East, a distance of 91.00 feet to the West line of "O" Avenue; thence South $0^{\circ}35'25''$ West, a distance of 138.90 feet along the West line of "O" Avenue to the North line of 2nd Street and the Point of Beginning.

TOGETHER WITH any portion of vacated Railroad Avenue lying within the above described property EXCEPT the BUILDING AND IMPROVEMENTS situated thereon.