



201707140086

When recorded return to:  
Nicole Whitney and James Dunstone  
17398 ALLEN RD  
BOW, WA 98232

Skagit County Auditor \$75.00  
7/14/2017 Page 1 of 3 1:31PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030618

CHICAGO TITLE #2003D618

**SPECIAL POWER OF ATTORNEY**  
**Purchase/Encumber**

I, Gordon B. Whitney, hereby appoint Nicole Whitney as my true and lawful attorney for me and in my name and stead and for my use and benefit to execute promissory notes, bonds, mortgages, contracts, deeds of trust and any other instrument which may be necessary or proper to purchase and/or encumber the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Ptn SW 12-35-3E

Tax Parcel Number(s): P34156 / 350312-3-004-0408

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 encumber your real and personal property and obligate you to a debt. It is recommended that you obtain counsel from your attorney prior to execution of this document.**

**SPECIAL POWER OF ATTORNEY**  
**Purchase/Encumber**  
(continued)

Dated: April 21, 2017

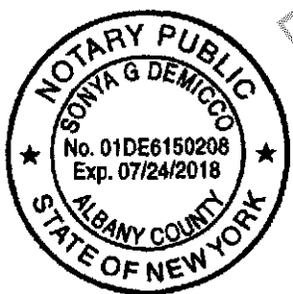
Gordon B. Whitney  
Gordon B. Whitney

State of New York  
County of Albany

I certify that I know or have satisfactory evidence that Gordon B. Whitney 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: 4/25/2017

Sonya G. Demicco  
Name: Sonya G. Demicco  
Notary Public in and for the State of New York  
Residing at: Albany County  
My appointment expires: 7/24/2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P34156 / 350312-3-004-0408**

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That portion of the South Half of the Southwest Quarter of Section 12, Township 35 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the South Quarter of said Section 12;

Thence North  $0^{\circ}31'21''$  West, along the East line of said Southwest Quarter, 852.08 feet;

Thence North  $88^{\circ}58'42''$  West, parallel with the South line of said Southwest Quarter, 822.16 feet to an intersection with the center line of the county road known as the Pearson Road, said intersection being the true point of beginning;

Thence continue North  $88^{\circ}58'42''$  West, along said parallel line, 321.51 feet;

Thence South  $18^{\circ}04'48''$  East, 126.99 feet;

Thence South  $88^{\circ}58'42''$  East, parallel with said South line 321.07 feet to an intersection with the center line of said county road;

Thence North  $17^{\circ}16'53''$  West, along said center line 76.09 feet to a point of curvature in said center line;

Thence along the arc of said curve to the left having a radius of 954.93 feet, through a central angle of  $3^{\circ}02'47''$ , an arc distance of 50.77 feet to the true point of beginning;

EXCEPT that portion thereof lying within the boundaries of said Pearson County Road (also known as Allen Road), as conveyed to Skagit County by deed recorded February 24, 1976, under Auditor's File No. 830613, records of Skagit County, Washington.

The above described property also being known as Tract 1 of Skagit County Short Plat No. 68-73, approved January 28, 1974.

Situated in Skagit County, Washington.