



Skagit County Auditor
7/14/2017 Page

1 of

3

\$75.00
1:32PM

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

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030618

SPECIAL POWER OF ATTORNEY Purchase/Encumber

I, Patricia A. 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

Patricia A. Whitney
Patricia A. Whitney

State of New York
County of Albany

I certify that I know or have satisfactory evidence that Patricia A. 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: 4/26/2017

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

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°31'21" West, along the East line of said Southwest Quarter, 852.08 feet;
Thence North 88°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°58'42" West, along said parallel line, 321.51 feet;
Thence South 18°04'48" East, 126.99 feet;
Thence South 88°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°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°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.