



201805230054

05/23/2018 02:00 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

When recorded return to:

First American Title Of Island County
848 N Sunrise Blvd, Building F, Suite F204
Camano Island, WA 98282

GUARDIAN NORTHWEST TITLE CO.
SPECIAL POWER OF ATTORNEY
(PURCHASE/ENCUMBER) 115741

I, Tessa E. Hann

hereby appoint Christopher A. Hann

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 instruments which may be necessary or proper to purchase and/or encumber the following described real property:

Abbreviated Legal:

Ptn. Lot 1, Monte Vista Terrace Add. (aka Tr. A, SP MV-12-77); and
Section 15, Township 34 North, Range 4 East; Ptn. NE SW

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P67471, 3956-000-001-0007, P107270, 340415-0-018-0302

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

Dated: 14 MAY 18

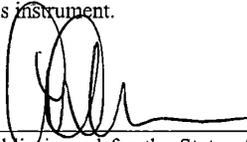
Tessa Hann
Tessa E. Hann

Order No: 115741

State of Florida }
County of Duval } SS:

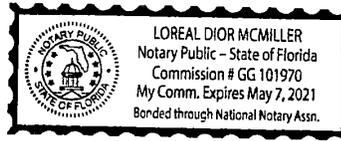
On this day personally appeared and sworn before me Tessa E. Hann
I certify that I know or have satisfactory evidence that Tessa E. Hann, the person(s) who appeared before me, and
said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free
and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/14/18



Notary Public in and for the State of Florida
Residing at

My appointment expires: May 7, 2021



Parcel "A"

Tract "A", Mount Vernon Short Plat No. 12-77, approved July 25, 1977, approved July 25, 1977, in Book 2 of Short Plats, page 90, recorded July 25, 1977 under Auditor's File No. 861362; being a portion of Lot 1, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats pages 20 and 21, records of Skagit County, Washington.

TOGETHER WITH that certain utility easement as set forth in document recorded September 15, 1978 under Auditor's File No. 887493, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M. more particularly described as follows:

Beginning at the Northwest corner of Tract "A", Mount Vernon Short Plat No. 12-77, approved July 25, 1977, filed July 25, 1977, in Book 2 of Short Plats, page 90, recorded July 25, 1977 under Auditor's File No. 861362; being a portion of Lot 1. "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington;
thence North 87°55'20" West 63.19 feet along the extension of the North line of said Tract "A" to the Westerly line of Parcel "D" of the land described in deed to Richard D. and Penelope B. Cejka recorded under Auditor's File No. 9001300138, records of Skagit County, Washington;
thence South 00°29'19" West 240.01 feet along said Westerly line to the South line of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North Range 4 East, W.M.;
thence South 89°24'02" East 62.70 feet along said South line to the Southwest corner of said Tract "A";
thence North 00°35'58" East 238.38 feet along the West line of said Tract "A" to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.