

AFTER RECORDING MAIL TO:

Michael Hubschmitt  
337 W. Route 66 #38  
Glendor, CA 91740



**201810240003**

10/24/2018 10:43 AM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

Filed for Record at Request of:

*Space above this line for Recorders use only*

**GUARDIAN NORTHWEST TITLE CO.**

116748

**SPECIAL POWER OF ATTORNEY**  
(SALE)

Date: May 24, 2018

Abbreviated Legal: **Section 1, Township 34 North, Range 4 East; Ptn. Gov't Lot 2 (aka Tract 3 SP 48-75)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P23277, 340401-0-008-0221**

I, **Michael Hubschmitt**, hereby appoint **Melissa Larson** as my true and lawful attorney, for me and in my name and stead, and for my use and benefit to bargain, sell, contract to convey, or convey any and all right, title, interest in and to the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

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

**That portion of Government Lot 2 of Section 1, Township 34 North, Range 4 East W.M., described as follows:**

**Beginning at the intersection of the North line of County Road No. 43, "Old Day Creek Road", as conveyed to Skagit County by Deed recorded October 27, 1965, under Auditor's File No. 673675, and the Easterly line of State Highway No. 9; thence North 0 deg. 02'18" West along the said Easterly line of State Highway No. 9, a distance of 248.92 feet to the true point of beginning; thence South 89 deg. 26' East, a distance of 163.51 feet to the Westerly line of Northern Pacific Railroad Company right of way; thence North 5 deg. 35'25" West along said West line, a distance of 99.70 feet to the P.C. of a curve to the left, at which point the center of said curve bears South 84 deg. 24'35" West; thence Northwesterly along said curve having a radius of 5679.58 feet, through a central angle of 0 deg. 24'07", an arc distance of 39.84 feet; thence North 89 deg. 26' West, a distance of 150.59 feet to the said Easterly line of State Highway No. 9; thence South 0 deg. 20'18" East along said Easterly line, a distance of 138.75 feet to**

APN: P23277, 340401-0-008-0221

Special Power of Attorney

- continued

Date: May 24, 2018

the true point of beginning. (Said tract also known as Tract 3 of Short Plat No. 48-75, approved October 29, 1975 and recorded November 3, 1975, in Volume 1 of Short Plats, page 77, under Auditor's File No. 825700, records of Skagit County, Washington.)

TOGETHER WITH that portion of the former railway right-of-way as described in Quit Claim Deed recorded June 26, 1990, under Auditor's File No. 9006260016.

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 **October 31, 2018**, 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 sell your property. It is recommended that you obtain counsel from your attorney prior to execution of this document.**

  
Michael Hubschmitt

STATE OF California )  
COUNTY OF Los Angeles )-ss.  
)

I certify that I know or have satisfactory evidence that **Michael Hubschmitt** ~~(is)~~ <sup>(is)</sup> the person ~~(s)~~ who appeared before me, and said person ~~(s)~~ acknowledged that ~~(he)~~ <sup>(he)</sup> ~~(she)~~ <sup>(she)</sup> ~~(they)~~ <sup>(they)</sup> signed this instrument and acknowledged it to be ~~(his)~~ <sup>(his)</sup> ~~(her)~~ <sup>(her)</sup> ~~(their)~~ <sup>(their)</sup> free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-7-18 

Notary Public in and for the State of California  
Residing at: 147 W Rte 66, Glendon, CA 91740  
My appointment expires: 10/16/21

