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11/09/2018 10:40 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

WHEN RECORDED RETURN TO:

Emily Loter & Richard Nangano
541 Ruby Peak Avenue
Mount Vernon WA 98273

GUARDIAN NORTHWEST TITLE CO.

DOCUMENT TITLE(S): SPECIAL POWER OF ATTORNEY	116364
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 116364	
GRANTORS: RICHARD NANGANO, AN UNMARRIED PERSON	
GRANTEES: EMILY LOTER, AN UNMARRIED PERSON	
ABBREVIATED LEGAL DESCRIPTION: Lot 28, Skagit Highlands Div. 3, according to the Plat thereof filed in Volume 18 of Plats at Page(s) 677, records of Skagit County, Washington.	
TAX PARCEL NUMBER(S): P124561, 4892-000-028-0000	

SPECIAL POWER OF ATTORNEY

PREAMBLE: *This is a **MILITARY POWER OF ATTORNEY** prepared pursuant to Title 10, United States Code, § 1044b, and executed by a person authorized to receive legal assistance from the military services. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.*

KNOW ALL PERSONS BY THESE PRESENTS:

That I, **RICHARD NANGANO**, currently residing in the State of **Washington**, by this document do make and appoint **EMILY LOTER, (unmarried partner)** whose present address is **12043 33rd AVE NE APT A, SEATTLE, WA 98125**, as my true and lawful attorney-in-fact to do and execute (or to act with persons jointly interested with myself therein in the doing or execution of) any or all of the following acts or things:

REAL PROPERTY WITH HOUSE/CONDOMINIUM/OR OTHER STRUCTURE

For me and in my name to purchase real property, including a house, lot, located at **541 RUBY PEAK AVE, MT VERNON, WA 98273** and any structures therein, in the state of **WASHINGTON** and for that purpose to borrow the necessary money to effect said purchase through a **home mortgage with a fixed interest rate for no more than four hundred thousand dollars (\$400,000.00)**, giving said property as security for the loan; also, to sign, seal and deliver as collateral thereto, a mortgage or deed of trust upon said real estate, with the usual power of sale, and interest and insurance, and other usual or customary provisions and covenants, and further to execute and deliver any application forms or other documents necessary to obtain a **home mortgage with a fixed interest rate for no more than four hundred thousand dollars (\$400,000.00)** for the purpose of purchasing such property.

I HEREBY GIVE AND GRANT TO my said attorney-in-fact full power and authority to perform every act and thing whatsoever that is necessary or appropriate to accomplish the purposes for which this Power of Attorney is granted, as fully and effectually as I could do if I were present; and I hereby ratify all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of this document.

PROVIDED, however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my said attorney-in-fact for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney-in-fact and the designation "attorney-in-fact."

I FURTHER DECLARE that any act or thing lawfully done hereunder by my said attorney-in-fact shall be binding on myself and my heirs, legal and personal representatives and assigns, whether the same shall have been done either before or after my death, or other revocation of this

instrument, unless and until reliable intelligence or notice thereof shall have been received by my said attorney-in-fact.

NO AUTOMATIC TERMINATION IF I AM DECLARED MISSING IN ACTION OR A PRISONER OF WAR BY THE UNITED STATES ARMED FORCES

If I am on active duty with the United States Armed Forces this special power of attorney shall remain in full force and effect whether or not I, the grantor of this instrument, shall have been reported or listed, either officially or otherwise, as "missing in action" as that phrase is used in military parlance, or as "captured," it being my intent that such status designation shall not bar my attorney-in-fact from fully and completely exercising and continuing to exercise any and all powers and rights herein granted and that such report of "missing in action" or "captured" shall neither constitute nor be interpreted as constituting notice of my death nor operate to revoke this instrument and **so long as such MIA or POW status is issued by the United States Armed Forces** prior to the expiration or revocation of this power of attorney, then this special power of attorney shall not terminate but shall be extended as long as I remain in that status. It is my express intention that such status designation shall not bar my attorney-in-fact from fully and completely exercising and continuing to exercise any and all powers and rights herein granted, and that such report of "missing" or "missing in action" shall neither constitute nor be interpreted as constituting notice of my death, nor operate to revoke this instrument.

FURTHER, this power of attorney shall remain in full force and effect until **25 October 2019**, unless sooner revoked by me, provided, however, that such prior revocation shall be of no effect in respect to parties acting or things done in reliance hereon prior to receipt by them of such notice of revocation as may be prescribed by law.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this day, 25 October 2018.


RICHARD NANGANO

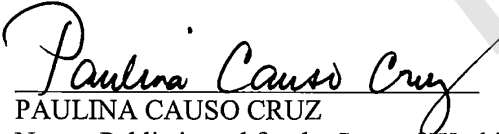
ACKNOWLEDGEMENT BY STATE NOTARY PUBLIC

State of Washington)
) SS.:
County of Snohomish)

On this the 25th day of October, 2018, before me, PAULINA CAUSO CRUZ, Notary Public, personally appeared **RICHARD NANGANO**, who proved to me on the basis of satisfactory evidence consisting of an Armed Forces Identification Card and/or valid State/Federal Government issued identification to be the person(s) whose names(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


PAULINA CAUSO CRUZ
Notary Public in and for the State of Washington
My commission expires: April 29, 2022

