



**201907230138**

07/23/2019 03:43 PM Pages: 1 of 4 Fees: \$104.50  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Name Morreale Real Estate Services, Inc.  
Address 449 Taft Ave.  
City/State Glen Ellyn, IL 60137

**Document Title(s):**

1. Power of Attorney GUARDIAN NORTHWEST TITLE CO.

**Reference Number(s) of Documents Assigned or released:**

19-1564

**Grantor(s):**

**FIRST AMERICAN**

319170

1. Christopher D Bookout  
2. Christina Bookout  
[ ] Additional information on page of document

**Grantee(s):**

1. BGRS, LLC  
2. Morreale Real Estate Services, Inc.  
[ ] Additional information on page of document

**Abbreviated Legal Description:**

Lot 35, CEDAR GLEN PLAT PHASE II, according to the plat thereof, recorded November 13, 2003 under Auditor's File No. 200311130098, records of Skagit County, Washington.  
Situating in Skagit County, Washington.

**Tax Parcel Number(s):**

4825-000-035-0000

1121006

[ X ] Complete legal description is on page 3 of document

When recorded return to:  
Morreale Real Estate Services, Inc.  
449 Taft Avenue  
Glen Ellyn, IL 60137

THIS SPACE FOR RECORDER'S USE ONLY

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**IRREVOCABLE AND LIMITED  
POWER OF ATTORNEY  
FOR BGRS, LLC**

WHEREAS, the undersigned has entered into a contractual relationship with BGRS, LLC regarding the property commonly described as:

3518 Marion Way, Anacortes, WA 98221

and legally described as follows:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

NOW, THEREFORE, the undersigned does hereby grant, consent and agree that all proceeds of the sale of said premises, whether occasioned by their own actions or by the actions of BGRS, LLC shall be paid to the order of BGRS, LLC or to the order of that person or persons to whom BGRS, LLC shall themselves direct.

That net proceeds as defined herein shall include all escrow accounts to the benefit of the undersigned as such accounts relate to the property in question.

Further, the undersigned does hereby grant, authorize and appoint BGRS, LLC and/or MORREALE REAL ESTATE SERVICES, INC. or ITS/THEIR DULY AUTHORIZED REPRESENTATIVE as my attorney in fact to complete any documents or to cause any documents to be completed; to execute any conveyance documents or cause any documents to be signed on behalf of the undersigned, which may be necessary and proper to implement the sale, and conveyance of the property referred to herein, including but not limited to DEEDS, BILL OF SALE, RESPA, ETC., whether said property constitutes homestead or not. This appointment is with full and unqualified authority to delegate any or all of the foregoing powers to any person or persons, or entity or entities, whom my attorney in fact shall select.

This Power of Attorney is an IRREVOCABLE LIMITED POWER COUPLED WITH AN INTEREST and shall not be affected by death, disability, incompetency or incapacity of either or both of the undersigned. It is intended that this Power of Attorney is to become effective immediately upon execution and shall continue in effect during any subsequent disability, incompetency or incapacity.

Dated ☒ MARCH 5, 2019Dated ☒ march 5, 2019

☒ Christopher D. Bookout  
 Christopher D. Bookout

☒ Christina Bookout  
 Christina Bookout

STATE OF ☒ WashingtonCOUNTY OF ☒ Skagit

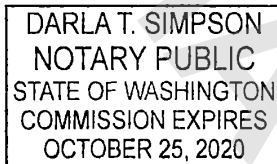
I certify that I know or have satisfactory evidence that Christopher D. Bookout is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: March 5, 2019

☒ Darla T. Simpson  
 Notary name printed

or Typed: ☒ Darla T. Simpson

Notary Public in and for the State

of ☒ WashingtonResiding at ☒ Anacortes, WAMy Commission Expires ☒ Oct. 25, 2020STATE OF ☒ WashingtonCOUNTY OF ☒ Skagit

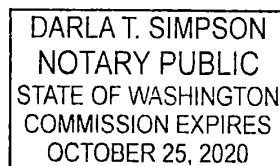
I certify that I know or have satisfactory evidence that Christina Bookout is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: ☒ march 5, 2019

☒ Darla T. Simpson  
 Notary name printed

or typed: ☒ Darla T. Simpson

Notary Public in and for the State

of ☒ WashingtonResiding at ☒ Anacortes, WAMy Commission Expires ☒ Oct. 25, 2020

This document prepared by: Joan M. Brady, 449 Taft Avenue, Glen Ellyn, IL 60137 630-790-6300  
 / MR-BR-8386105

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 35, CEDAR GLEN PLAT PHASE II, according to the plat thereof, recorded November 13, 2003 under Auditor's File No. 200311130098, records of Skagit County, Washington.

(3)