

Return Address:
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PO Box 70567
Seattle, WA 98127



201912190115

12/19/2019 02:54 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. Special Durable Power of Attorney 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. LUND-GONZALEZ, LAURIE
2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. LUND, PETER
2. _____

Additional names on page _____ of document.

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 9, Bl. 2, Lake Cavanaugh, Subdiv. 3, Skagit County, Washington.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

☐ Assessor Tax # not yet

Assigned

P66960; Xref ID # 3939-002-009-0007

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

M:\WPDOCS\LUND WILLIAM EO\COVER PAGE-WA STATE-POA FROM LAURIE LUND-GONZALEZ.DOC

When Recorded return to:

John S. McMasters
Mullavey, Prout, Grenley & Foe
P.O. Box 70567
Seattle, WA 98127

SPECIAL DURABLE POWER OF ATTORNEY
(Real Estate)

PRINCIPAL: LAURIE LUND-GONZALEZ
AGENT: PETER LUND

I, LAURIE LUND-GONZALEZ (the "Principal"), domiciled in Washington State, designate PETER LUND as my Agent, but limited to the sale of my interest in the real property located legally described as follows:

Lot 9, Block 2, Lake Cavanaugh, Subdivision 3, Skagit County, State of Washington, situated in the County of Skagit, State of Washington.
Assessor Tax Parcel ID#: P66960
Xref ID #: 3939-002-009-0007

including all matters relating to the sale of such real estate, including but not limited to executing deeds and escrow closing statements, real estate excise tax affidavits, real estate purchase and sales documents including addendums, and all other documents necessary sell and close the real property.

1. Effectiveness. This Special Durable Power of Attorney shall become effective immediately and shall expire on December 31, 2021.

2. Duration. This Special Durable Power of Attorney shall remain in effect, to the extent permitted by 11.94 of the Revised Code of Washington, until revoked. I intend this Power of Attorney shall not be affected by my disability. "Disability" shall include the inability to manage property and affairs effectively for reasons such as mental illness, mental deficiency, physical illness or disability, or advanced age.

(a) Revocation. This Special Durable Power of Attorney may be revoked, suspended, or terminated by written notice from me to the designated Agent and, if this power has been recorded, by recording the written instrument of revocation with the King County Auditor in the Records Section, King County, Washington.

3. Termination.

(a) *By Guardian.* The appointment of a guardian of my estate vests in the guardian, with court approval, the power to revoke, suspend, or terminate this Power of Attorney. The appointment of a guardian of the Person only, shall not empower the guardian to revoke, suspend or terminate this Power of Attorney.

(b) *By Death of Principal.* My death shall be deemed to revoke this Power of Attorney upon actual knowledge or actual notice being received by the Agent.

4. Powers. My Agent, shall have the power to purchase and sell real property, execute deeds of trusts and mortgages, promissory notes, closing statements, deeds and all other documents (including those with financial institutions) necessary to purchase or sell real property.

5. Limitations on Powers. Except for the authority specifically stated in paragraph 4, my Agent shall not have any powers.

6. Accounting. My Agent shall be required to account to any subsequently appointed personal representative.

7. Reliance. The designated and acting Agent and all persons dealing with the Agent shall be entitled to rely upon this Power of Attorney, so long as neither the Agent nor any person with whom the Agent was dealing at the time of any act taken pursuant to this Power of Attorney, had received actual knowledge or actual notice of any revocation, suspension, or termination of this Power of Attorney, by death or otherwise. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on my heirs, devisees, legatees, or personal representative.

8. Indemnity. My estate shall hold harmless and indemnify the Agent from all liability for acts or omissions done in good faith and not in fraud or gross negligence.

9. Execution. This Special Durable Power of Attorney is signed this 9th day of December, 2019, to become effective as provided in Paragraph 1.

Domiciled and residing at:

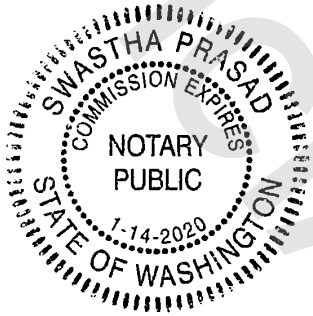

LAURIE LUND-GONZALEZ
5114 126th St SW, Mukilteo, WA 98275

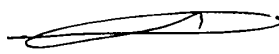
STATE OF WASHINGTON)

COUNTY OF Snohomish ss.

On this day personally appeared before me LAURIE LUND-GONZALEZ to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of December, 2019.




NOTARY PUBLIC in and for the State of
Washington.

Printed name: Swastha Prasad
My Commission Expires: 1-14-2020