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02/14/2020 01:32 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Name Morreale Real Estate Services, Inc.
Address 455 Taft Ave
City/State Glen Ellyn IL 60137

Document Title(s):

- 1. Power of Attorney

GUARDIAN NORTHWEST TITLE CO.

14-3330

Reference Number(s) of Documents Assigned or released:

Grantor(s):

- 1. Dustin A. Small
- 2. Gabriela Small

[] 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:

Section 27, Township 35 North, Range 1 East; Ptn. Gov't Lot 3 (aka Lot 5 Beachwood Short Plat SPL-2014-0001)

Tax Parcel Number(s):

P132852, 350127-4-009-0305

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

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

THIS SPACE FOR RECORDER'S USE ONLY

**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:

3304 Beachwood Lane, 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 11-12-19

Dated 11-12-19

Dustin A. Small
Dustin A. Small

Gabriela Small
Gabriela Small

STATE OF KANSAS

COUNTY OF GEARY

I certify that I know or have satisfactory evidence that Dustin A. Small 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: 11-12-19



CYNTHIA FESSMAN
Notary name printed
or Typed: CYNTHIA FESSMAN
Notary Public in and for the State
of KANSAS
Residing at KANSAS
My Commission Expires 11-6-21

STATE OF KANSAS

COUNTY OF GEARY

I certify that I know or have satisfactory evidence that Gabriela Small 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: 11-12-19



CYNTHIA FESSMAN
Notary name printed
or typed: CYNTHIA FESSMAN
Notary Public in and for the State
of KANSAS
Residing at KANSAS
My Commission Expires 11-6-21

This document prepared by: Joan M. Brady, 449 Taft Avenue, Glen Ellyn, IL 60137 630-790-6300 / MR-BR-8425503

LEGAL DESCRIPTION

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

Lot 5, BEACHWOOD SHORT PLAT No. SPL-2014-0001, recorded October 2, 2015, under Auditor's File No. 201510020009; being a portion of Lots 73 and 74, Anaco Beach; and portion of Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M.

(3)