

When Recorded Return To:

Leigh Bennett  
Bennett & Bennett, PLLC  
400 Dayton Street, Suite A  
Edmonds, WA 98020

**LAND TITLE AND ESCROW  
ACCOMMODATION RECORDING ONLY  
M-22100**

DOCUMENT TITLE: Limited Power of Attorney

GRANTOR: Tanguy, Diane L.

GRANTEES: Wood, Ross N.  
Shields, Wendy R.

LEGAL DESCRIPTION: Tract 13, <sup>and Tract 14</sup> PRESENTIN CREEK WILDERNESS, DIVISION  
NO. 2", as per plat recorded in Volume 9 of Plats, Pages 38 and  
39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO easements and restrictions of record.

ASSESSOR'S TAX  
PARCEL NOS.:

P68123

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, DIANE L. TANGUY, residing in Snohomish County, Washington, have made, constituted and appointed, and by these presents do make, constitute and appoint my brother, ROSS N. WOOD, residing in Snohomish County, Washington, "OR" my sister, WENDY R. SHIELDS, residing in Skagit County, Washington, my true and lawful attorney for me and in my name, place and stead and for my use and benefit, for the sole purpose of the subsequent rental, property management and/or sale, of the real property located at 9049 E Presentin Drive, Concrete, WA 98237 (Parcel No. P68123) which real property is situated in the County of Skagit, State of Washington, and are more particularly described as:

Tract 13, <sup>and Tract 14</sup> PRESENTIN CREEK WILDERNESS, DIVISION  
NO. 2", as per plat recorded in Volume 9 of Plats, Pages 38 and  
39, records of Skagit County, Washington.

kb\clients\Wood-Gerald-Robin ep\limited poa-Diane 2-18-2020

**ORIGINAL** Page 1

Situate in the County of Skagit, State of Washington.

SUBJECT TO easements and restrictions of record.

and specifically authorizing my brother, ROSS N. WOOD, "OR" my sister, WENDY R. SHIELDS, to act, in all circumstances, relating to the execution of any and all documents necessary to effect the rental, ongoing property management and subsequent sale of said property, including, but not limited to the authority to bargain, contract, agree for, purchase, receive, take possession of, lease, sell, convey, exchange, endorse, pledge, mortgage, release, encumber, hypothecate or otherwise dispose of and manage said property, upon such terms and conditions, and under such covenants he/they shall think fit, and in any and every way and manner deal with and transact all and every kind of business relating to the purchase, rental, management and/or subsequent sale of said property, of whatever nature and kind, and also for me and in my name, and as my act and deed, to sign, seal, deliver and acknowledge such deeds, agreements, and such other instruments in writing of whatever kind or nature relating to the sale of said properties, as may be necessary or proper in the premises. (Where the term "OR" is used hereinabove, it shall mean that any one individual so named may at any time act as my Attorney-in-fact, independently of the other, and either such one individual's signature or act under the authority of this document may be accepted by all third persons as fully authorized by me. Where the term "Attorney-in-fact" is used in this document, it shall mean and refer to any of the above-named individuals.)

GIVING AND GRANTING unto my brother and my sister full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to the execution of the powers herein granted, as fully to all intents and purposes as I might or could do if personally present, the said DIANE L. TANGUY, a single woman, hereby ratifying and confirming all that my brother, ROSS N. WOOD "OR" my sister, WENDY R. SHIELDS, shall lawfully do or cause to be done by virtue of these presents.

This power of attorney shall not be affected by disability of the principal, and shall otherwise continue in full force and effect until revoked by subsequent writing.

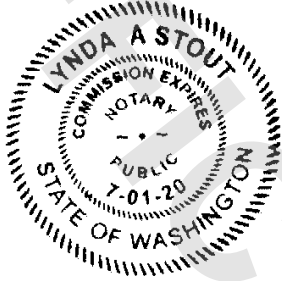
IN WITNESS WHEREOF, I have hereunto set my hand this 3 day of March, 2020.

  
DIANE L. TANGUY

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that DIANE L. TANGUY signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 8<sup>th</sup> day of March, 2020.



Lynda A. Stout  
Notary Public in and for the State of Washington  
Residing at: Conroe, WA  
My commission expires: 07-01-20