

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

Reference Number(s) of Documents Assigned or released:

FIRST AMERICAN 3788060
GNWT 21-12424-TO

Grantor(s):

- 1. Jeffrey DeMet
- 2. Fallon DeMet
- [] Additional information on page of document

Grantee(s):

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

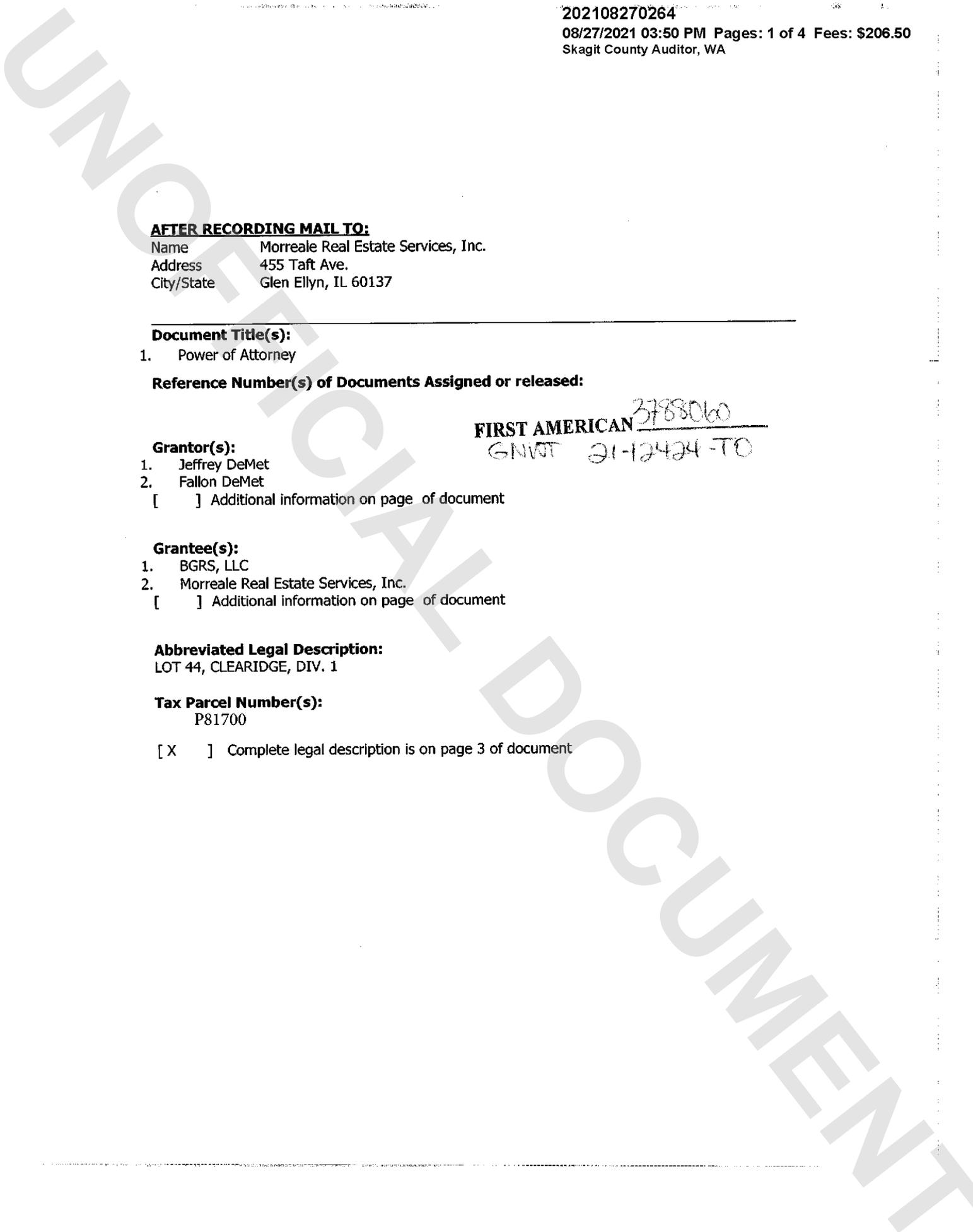
Abbreviated Legal Description:

LOT 44, CLEARIDGE, DIV. 1

Tax Parcel Number(s):

P81700

- [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, Jeffrey DeMet and Fallon DeMet, has entered into a contractual relationship with BGRS, LLC regarding the property commonly described as:

4708 Cypress Drive, 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 8-3-21

Dated 8-3-21

[Signature]
Jeffrey DeMet

[Signature]
Fallon DeMet

STATE OF Washington

COUNTY OF Spokane

I certify that I know or have satisfactory evidence that Jeffrey DeMet 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: 8-3-2021 [Signature]



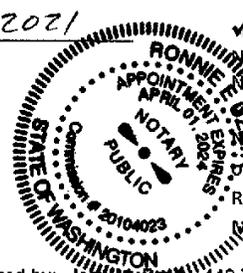
Notary Signature
Name Printed or Typed: Ronnie E. Ueta
Notary Public in and for the State
 Washington
Residing at 921 N. Adams St Ste C, Spokane, WA 99201
My Commission Expires April 01, 2024

STATE OF Washington

COUNTY OF Spokane

I certify that I know or have satisfactory evidence that Fallon DeMet 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: 8-3-2021 [Signature]



Notary Signature
Name Printed or typed: Ronnie E. Ueta
Notary Public in and for the State
 Washington
Residing at 921 N. Adams St Ste C, Spokane, WA 99201
My Commission Expires April 01, 2024

This document prepared by: Joanna Brandy, 449 Taft Avenue, Glen Ellyn, IL 60137 630-790-6300 / MR-BR-8498814

LEGAL DESCRIPTION

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

Lot 44, "CLEARIDGE, DIV. I," as per plat recorded in Volume 12 of Plats, pages 76, 77, 78 and 79, records of Skagit County, Washington.

(3)