

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0115

GNW 22-17106

**SPECIAL POWER OF ATTORNEY
(SALE)**

I, Tom K. Studebaker

hereby appoint Steven Studebaker

as my true and lawful attorney for me and in my name and stead and for my use and benefit to bargain, sell, contract to convey, or convey any and all right, title, interest in and to the following described real property:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: AnchorCove Marina-Condominium Lt 39 .6176 Int.

Unit 39, Pier B, Anchor Cove Marina Condo

Tax Parcel Number(s): P79189; 4331-000-039-0007

Together with any personal property located thereon.

Giving and granting unto my said attorney in fact full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted with power to do and perform all acts authorized hereby; as fully to all intents and purposes as the Grantor(s) might or could do if personally present.

This Special Power of Attorney will cease and be of no further effect after the _____, 20____, or six (6) months from the date hereof, whichever first occurs.

WARNING: This power of attorney will result in another person having full right to sell your property. It is recommended that you obtain counsel from your attorney prior to execution of this document.

Dated: October 26, 2022

Tom K. Studebaker
Tom K. Studebaker

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Tom K. Studebaker is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My commission expires: *10-6*, 2024

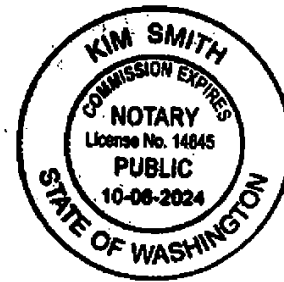


EXHIBIT A

Tax Parcel Number(s): P79189/4331-000-039-0007

PARCEL "A":

Leasehold Estate in Apartment 39, Pier "B" as shown on survey of Anchor Cove Marina, a condominium, filed under Auditor's File No. 825123, in Volume 11 of Plats, Pages 29 and 30 and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125, and as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Situated in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

An undivided 0.6176 percentage interest in the land lying within Anchor Cove Marina, as shown on Survey of Anchor Cove Marina, a condominium, filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina, filed under Auditor's File No. 825125,

EXCEPT those portions lying within Tracts 1A and 1 through 26, inclusive, Pier A; Tracts 1B and 27 through 75, inclusive, Pier B; Tracts 76 through 125, inclusive, Pier C; and Tracts 126 through 167, inclusive, Pier D.

{Said undivided 0.6176 percentage interest being a leasehold estate in those portions delineated as Parcels C, D, E and F on the face of said survey and the fee simple estate in the remainder}.

Situate in the City of Anacortes, County of Skagit, State of Washington.