

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Ste B/PO Box 1667
Mount Vernon, WA 98273
(360) 424-0115

**SPECIAL POWER OF ATTORNEY
(SALE)**

I, Douglas James Hanson

hereby appoint Alice Hanson

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: (Required if full legal not inserted above.)

Section 17, Township 34 North, Range 4 East - Ptn. S 1/2 NW

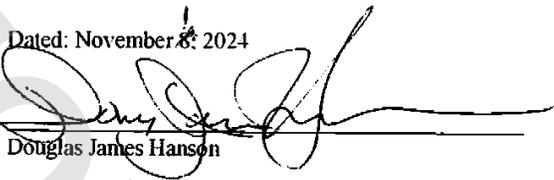
Tax Parcel Number(s): P123128/340417-2-019-0200

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.

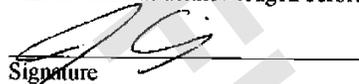
This Special Power of Attorney will cease and be of no further effect after ~~the 30 November, 2024~~, or six (6) months from the date hereof, whichever first occurs.

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: November 8, 2024

Douglas James Hanson

STATE OF ~~WASHINGTON~~ VIRGINIA
COUNTY OF ~~SKAOT~~ HENRICO

This record was acknowledged before me on 15th day of November, 2024 by Douglas James Hanson.


Signature

Notary Public
Title

Jacob Thomas Craig
Commonwealth of Virginia
Notary Public
Commission: 00289329
My Commission Expires: 02/29/2028

My commission expires: 02/29, 2028

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Urban Ave., Mount Vernon, WA 98273
Tax Parcel Number(s): P123128/340417-2-019-0200

Property Description:

That portion of the South 1/2 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the South line of said subdivisions that is 780 feet East of Southwest corner thereof, said point being 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway Company and said point also being on the East line of Urban Avenue extended South as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 567036; thence North along a line parallel to and 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway (being the East line of Urban Avenue) a distance of 476.85 feet to the true point of beginning of this property description and which point is 30.01 feet North of, as measured along said East line of Urban Avenue, the Northwest corner of that certain tract of land conveyed to William G. Hulbert, et ux, by deed recorded May 27, 1978, under Auditor's File No. 876235, records of Skagit County, Washington; thence continue North along said parallel line and the East line of Urban Avenue to the North line of the South 1/2 of the Northwest 1/4; thence East along said North line to a point that is 125 feet Northwesterly, measured radially and at right angles from the centerline of the main track of the Great Northern Railway Company (now Burlington Northern) as originally located and constructed, said point being the Northwest corner of that certain tract of land conveyed to the Great Northern Railway Company by deed recorded September 11, 1967, under Auditor's File No. 704195, records of Skagit County, Washington; thence Southwesterly along the Westerly line of the Great Northern tract, being a line that is parallel with and 125 feet Northwesterly, measured radially and at right angles from the main track of the said Great Northern Railway right of way to a point lying East of the Point of Beginning; thence West along a line parallel to the South line of said Northwest 1/4 to the Point of Beginning.

TOGETHER WITH a non-exclusive Easement as Reserved for ingress, egress and utilities over, across and under the West 209 feet of the North 30 of the property of the adjoining property to the South as conveyed to Continental Place Investors, LLC, by a deed recorded as Skagit County Auditor's File No. 200510180153.