

**When recorded return to:**  
Maxwell Maguire  
505 16th Street, #8  
Virginia Beach VA 23451

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

### SPECIAL POWER OF ATTORNEY

#### Sale

I, Maxwell Maguire, hereby appoint Desmond Maguire 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:

LOT 119, CLEARIDGE DIV. 1, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 76 THROUGH 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P81776 / 4410-000-119-~~0004~~ 0004

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 11th day of March, 2025, 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.**

  
Maxwell Maguire

State of VIRGINIA

County of VIRGINIA BEACH

This record was acknowledged before me on 9/12/2024 by Maxwell Maguire.

  
(Signature of notary public)  
Notary Public in and for the State of Virginia  
My appointment expires: 05/31/2027

JORDAN SPENCER  
Notary Public  
Commonwealth of Virginia  
Registration No. 7735034  
My Commission Expires May 31, 2027