

When recorded return to:

John Cotten, III and Samantha Mitchell
12212 Brigadoon Lane, 102
Austin, TX 78727

**SPECIAL POWER OF ATTORNEY
(PURCHASE/ENCUMBER)**

Reference No.: 400313-LT

I, Samantha Mitchell

hereby appoint John Cotten, III

as my true and lawful attorney for me and in my name and stead and for my use and benefit to execute promissory notes, bonds, mortgages, contracts, deeds of trust and any other instrument which may be necessary or proper to purchase and/or encumber 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.)

Lots 7 & 8, Block 100, Anacortes

Tax Parcel Number(s): 3772-100-008-0000/P55629

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 Nov 20, 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 encumber your real and personal property and obligate you to a debt. It is recommended that you obtain counsel from your attorney prior to execution of this document.

Dated: November 6, 2025

Samantha Mitchell

Samantha Mitchell

STATE OF Texas

COUNTY OF travis

This record was acknowledged before me on this 6 day of Nov, 2025, by Samantha Mitchell.

Cynthia Aldaya

Signature

Notary Public

Title

My commission expires: 10-01, 2029

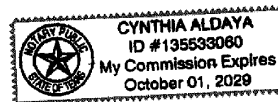


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1315 7th Street, Anacortes, WA 98221
Tax Parcel Number(s): 3772-100-008-0000/P55629

Property Description:

Lots 7 and 8, Block 100, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.