

AFTER RECORDING MAIL TO:

Graham & Dunn PC
1420 Fifth Avenue, 33rd Floor
Seattle, WA 98101
Attn: Janene Collins



200209200162
Skagit County Auditor

9/20/2002 Page 1 of 5 3:51PM

Document Title(s):

1. Limited Power of Attorney for Execution of Certain Documents

FIRST AMERICAN TITLE CO.

70271 (1)

Reference Number(s) of Documents assigned or released: None

Grantor(s):

1. Leona Francis Knapp

Grantee(s):

1. Duane E. Knapp

Abbreviated Legal Description as follows:

1. Portion Tracts 34 and 35, ANACO BEACH
 2. Portion Lot 35, Lot 36 and Portion Lot 37, ANACO BEACH, together with tidelands
- Complete legal descriptions are on Exhibits A and B of document

Assessor's Property Tax Parcel/Account Number(s):

1. 3858-000-035-0005 (P111195),
350134-0-004-0004 (P32512),
2. 3858-000-037-0004 (P61845),
350134-0-005-0003 (P32513)

LIMITED POWER OF ATTORNEY
FOR
EXECUTION OF CERTAIN DOCUMENTS
(Durable)

I, LEONA FRANCIS KNAPP, residing at 3841 Windemere Drive, St. Joseph, Michigan, do hereby constitute and appoint DUANE E. KNAPP, who resides at 79185 Coyote Creek, La Quinta, California, as my true and lawful attorney-in-fact for the limited purposes set forth herein.

A. AUTHORIZATION TO EXECUTE DOCUMENTS.

My attorney-in-fact is hereby authorized and empowered for me and in my name to execute that certain Purchase and Sale Agreement between Duane Knapp and Leona Knapp and Pacific Services, LLC, a Delaware limited liability company, and Charles and Robin Barefield, husband and wife, for the sale of that certain real property described on Exhibits A and B (collectively, the "Agreements"). My attorney-in-fact is further authorized to execute and deliver any and all instruments and documents necessary to effect the transaction contemplated by the Agreements, including, without limitation, deeds, easements and restrictive covenants.

B. DURABILITY.

This Limited Power of Attorney shall not be affected by my disability, it being my intention that my attorney-in-fact shall have all the foregoing powers irrespective of any disability, incompetence or incapacity which I may suffer at any future time or times, whether or not the same shall be adjudicated by any court, as provided in Section 11.94.010, *et seq.*, Revised Code of Washington.

C. RATIFICATION.

I hereby ratify all that my attorney-in-fact shall lawfully do or cause to be done in the good faith exercise of this Limited Power of Attorney, and I hereby declare that any act or things lawfully done hereunder by my attorney-in-fact shall be binding on myself, my heirs, legal and personal representatives, and assigns, whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by my attorney-in-fact. Further, I hereby vest my attorney-in-fact with full power to name a substitute to act in my attorney's place and stead, subject to the same terms, conditions and powers herein granted.



D. GOVERNING LAW.

This Limited Power of Attorney shall, in all respects, be governed, construed and interpreted by the laws of the State of Washington.

E. ACCOUNTABILITY.

Nothing herein contained shall relieve my attorney-in-fact from a proper accounting to me or my estate, as the case may be, but persons dealing with my attorney-in-fact shall be under no duty to see that such is done.

IN WITNESS WHEREOF, I have hereunto set my hand in the State of Washington this 18TH day of September, 2002.

Leona Francis Knapp
Leona Francis Knapp

STATE OF MICHIGAN)
) ss.
COUNTY OF BERRIEN)

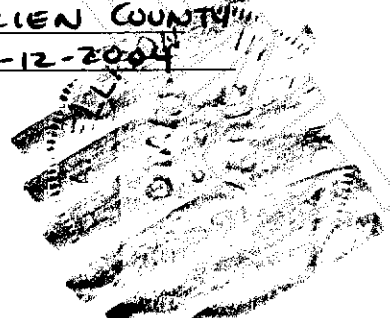
On this day personally appeared before me LEONA FRANCIS KNAPP, to me know to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18TH day of September, 2002.

Ruth A Ellison (Signature)

RUTH A ELLISON (Please print name legibly)

NOTARY PUBLIC in and for the State of Michigan, residing at BERRIEN COUNTY
My commission expires 11-12-2004



**EXHIBIT A
TO
LIMITED POWER OF ATTORNEY
FOR
EXECUTION OF CERTAIN DOCUMENTS**

LEGAL DESCRIPTION

THE SOUTHERLY 37.07 FEET, AS MEASURED ALONG THE WEST LINE OF TRACT 34 AND ALL THAT PORTION OF TRACT 35, "ANACO BEACH", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 35 AT A POINT 75 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHERLY 37.07 FEET, AS MEASURED ALONG THE WESTERLY LINE OF TRACT 34; THENCE SOUTH 89 DEGREES 56'00" WEST 128'; THENCE SOUTH 45 DEGREES WEST TO A POINT WHICH IS 92 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHERLY 37.07 FEET; AS MEASURED ALONG THE WEST LINE OF SAID TRACT 34; THENCE SOUTH 89 DEGREES 56'00" WEST A DISTANCE OF 68 FEET, TO THE WEST LINE OF SAID TRACT 35 AND THE TERMINUS OF SAID LINE;

TOGETHER WITH THAT PORTION OF TRACT 1, PLAT 2, TIDE AND SHORE LANDS OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ANACORTES HARBOR, AS SHOWN ON THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, LYING IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THAT PORTION OF THE HEREINABOVE DESCRIBED PROPERTY LYING WITHIN THE SOUTHERLY 1/2 OF TRACT 35, "ANACO BEACH", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.



**EXHIBIT B
TO
LIMITED POWER OF ATTORNEY
FOR
EXECUTION OF CERTAIN DOCUMENTS**

LEGAL DESCRIPTION

PARCEL A: TRACT 35 AND THE SOUTHERLY 37.07 FEET OF TRACT 34, MEASURED ON THE WEST LINE OF SAID TRACT, "ANACO BEACH", ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 1, PLAT 2, TIDE AND SHORE LANDS OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ANACORTES HARBOR, AS SHOWN ON THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, LYING IN FRONT OF, ADJACENT TO, OR ABUTTING UPON THE SOUTHERLY HALF OF TRACT 35, "ANACO BEACH", ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B: TRACT 36 AND THE NORTH 14.64 FEET OF TRACT 37, "ANACO BEACH", ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 1, PLAT 2, TIDE AND SHORE LANDS OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ANACORTES HARBOR, AS SHOWN ON THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, LYING IN FRONT OF, ADJACENT TO, OR ABUTTING UPON TRACT 36 AND THE NORTH 14.64 FEET OF TRACT 37, "ANACO BEACH", ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

