



201210030090  
Skagit County Auditor

10/3/2012 Page 1 of 4 3:56PM

**WHEN RECORDED RETURN TO:**

Land Title and Escrow  
P.O. Box 445  
Burlington, WA 98233

1213779-DE

LAND TITLE OF SKAGIT COUNTY

**DOCUMENT TITLE(S):**  
Special Power of Attorney

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**  
JOAN C. WIXOM, an unmarried individual

**GRANTEE:**  
Ray Clare Wixom

**ABBREVIATED LEGAL DESCRIPTION:**

Unit 12, 1st Amendment To The Cedars.

**TAX PARCEL NUMBER(S):**  
4705-000-012-0000, P112573

**SPECIAL POWER OF ATTORNEY**

**FOR CLOSING REAL ESTATE TRANSACTION**

(Agent for Purchaser)

STATE OF Colorado

COUNTY OF El Paso

KNOW ALL MEN BY THESE PRESENT, THAT I Joan C Wixom,

whose address is 3884 Constitution Ave., Colorado Springs, Colorado, 80909, desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, Ray Clare Wixom, of 16357 Lookout Lane, Bow, Skagit County, Washington, 98232, as my Attorney-in-Fact to act as follows, GRANTING unto my Attorney-in-Fact full power to:

To do all things necessary to close on the purchase of the property described below, commonly known as 1059 Fidalgo Drive, Burlington, Washington, 98233, with full power and authority for me and in my name to sign, seal, execute, acknowledge, and deliver and accept any and all documents necessary to effect the purchase and settlement on said property from the owner thereof, including but not limited to, sales contracts and addendum thereto, negotiable instruments, deeds, deeds of trust, or other instruments, disclosure statements, closing or settlement statements, etc. FURTHER GRANTING full power and authority to pay any funds for the purchase and to execute any and all documents in connection therewith, including, but not limited to notes, deeds of trust or mortgages.

The legal description of the property is as follows, to-wit: (0.0800 ac) FIRST AMENDMENT TO THE CEDARS A CONDOMINIUM, LOT 12, ACRES 0.08, (DK12) (DK12)

I hereby ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in my name, and all instruments and documents executed by my Attorney hereunder shall contain my name, followed by that of my attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set forth herein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as any revocation is recorded in the recorder's office of the county where the land is located.



DATED this the 27<sup>th</sup> day of August, 2012.

Joan C. Wixom

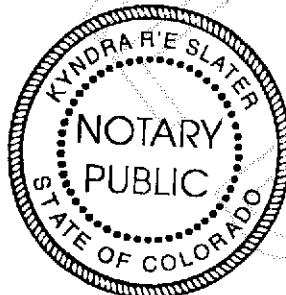
Signature

Print Name: Joan C. Wixom

STATE OF Colorado

COUNTY OF El Paso

On this 27<sup>th</sup> day of August, in the year 2012, before me personally appeared Joan C. Wixom, known to me (or proved to me on the oath of Jo. D.L.) to be the person who is described in, and who executed the within instrument and acknowledged to me that she (he/she) executed the same.



Kyndra Rie Slater

Notary Public

Printed Name: Kyndra Rie Slater

My Commission Expires: MY COMMISSION EXPIRES 12/15/2012

Principal Name and Address

Name: Joan C Wixom  
Address: 3884 Constitution Ave.  
City: Colorado Springs  
State: Colorado Zip: 80909  
Phone: 719 596-8797

Attorney-in-Fact Name and Address

Name: Ray Clare Wixom  
Address: 16357 Lookout Ln  
City: Bow  
State: Washington Zip: 98232  
Phone: 360-766-4032



DESCRIPTION:

Unit 12, "FIRST AMENDMENT TO THE CEDARS, A CONDOMINIUM," as per the survey map and plans thereof recorded in Volume 16 of Plats, pages 214 through 219, inclusive, records of Skagit County, Washington, and as identified in that certain Amended and Restated Declaration thereof recorded February 5, 1998, under Auditor's File No. 9802050054; and First Amendment thereto recorded August 16, 1999, under Auditor's File No. 9907130112; and Second Amendment thereto recorded July 13, 1999, under Auditor's File No. 199908160158; and Third Amendment thereto recorded September 17, 1999, under Auditor's File No. 199909170116; and Fourth Amendment thereto recorded August 24, 2000, under Auditor's File No. 200008240077; and Fifth Amendment thereto recorded October 23, 2002, under Auditor's File No. 200210230125; and Sixth Amendment thereto recorded February 20, 2003, under Auditor's File No. 200302200070; and Seventh Amendment thereto recorded October 17, 2006, under Auditor's File No. 200610170109; and Eighth Amendment thereto recorded May 11, 2010, under Auditor's File No. 201005110027, all in the records of Skagit County, Washington

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



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Skagit County Auditor