



201708310029

Skagit County Auditor

8/31/2017 Page

1 of

\$80.00

7 10:12AM

RETURN TO:

Patrick Hayden
PO Box 454
Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

QUIT CLAIM DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Haddad, Nadia K.
2. Haddad, Samuel S.

GRANTEE(S) (Last name, first name and initials):

- | | |
|-----------------------|----------------------|
| 1. Haddad, Shibli S. | 4. Haddad, Faris S. |
| 2. Haddad, Nassar S. | 5. Haddad, Shihab S. |
| 3. Haddad, Soultan S. | |

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Portion of the NE ¼ of Section 33, Township 35 North, Range 5 East of W.M.,

Situated in the County of Skagit, State of Washington.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

350533-1-001-1208 (P40560)

QUIT CLAIM DEED

The Grantors, **NADIA K. HADDAD, individually, and NADIA K. HADDAD and SAMUEL S. HADDAD, husband and wife**, from August 23, 2008 to present, convey and quit claim to **SHIBLI S. HADDAD, NASSAR S. HADDAD, SOULTAN S. HADDAD, FARIS S. HADDAD, and SHIHAB S. HADDAD**, as tenants in common, the following described real property, together with any after-acquired interest of Grantors:

That portion of the Northeast $\frac{1}{4}$ of Section 33, Township 35 North, Range 5 East of W.M., situate in Skagit County, Washington, more particularly described as follows:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ in said Section 33; thence North $88^{\circ}26'49''$ East along the North line of said subdivision, 1378.13 feet; thence South $00^{\circ}33'37''$ West, 2006.16 feet to the point of beginning; thence continuing South $00^{\circ}33'37''$ West, 660.00 feet; thence South $89^{\circ}25'29''$ West, 330.00 feet; thence North $00^{\circ}33'37''$ East, 660.00 feet; thence North $89^{\circ}25'29''$ East 330.00 feet to the point of beginning.

Situated in the County of Skagit, State of Washington.

Tax ID Nos.: 350533-1-001-1208 (P40560)

DATED this 21st day of JUNE, 2017.

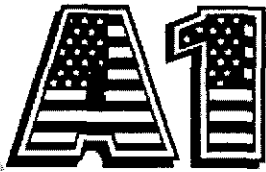
Nadia K. Haddad
NADIA K. HADDAD

Samuel S. Haddad
Nadia K. Haddad as
SAMUEL S. HADDAD ATTORNEY IN FACT

Please see attached
Notary Certificate
Date JUNE 21 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174103
AUG 31 2017

Amount Paid \$0
Skagit Co. Treasurer
By mm Deputy



LIVE SCAN

NOTARY* SHIPPING

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

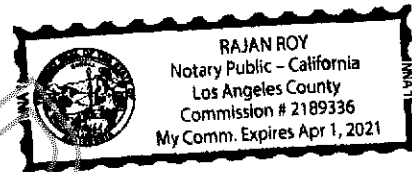
State of **California**

County of **Los Angeles** ss.

On **6/21/2017** before me **Rajan Roy, a Notary Public**, Personally appeared **Nadia Haddad** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies) and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

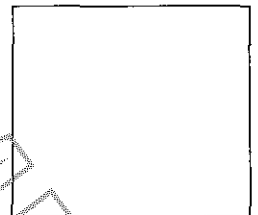
(seal)

OPTIONAL INFORMATION

Date of Document: _____

Type or Title of Document: _____

Thumbprint of Signer



Check here if
no
thumbprint
or fingerprint
is available

Website: **A1LivescanNotaryShipping.com** Phone: **1 (818) 349-4600** Fax: **1 (818)**

Email: **Info@A1LivescanNotaryShipping.com**

RECORDING REQUESTED BY:

Samuel S. Haddad

WHEN RECORDED MAIL TO:

Samuel S. Haddad
8711 Delmonica Ave.
West Hills, CA 91304

(Space above this line for County Recorder's use)

FINANCIAL DURABLE POWER OF ATTORNEY

I, Samuel S. Haddad, the Principal of Los Angeles County, California, hereby designate and appoint Nadia K. Haddad to act as my Attorney in Fact and Agent (subsequently called my "Attorney in Fact" or "Agent") in my name and for my benefit. In the event Nadia K. Haddad is unable or unwilling to act on the powers and authority set forth herein, then I hereby designate and appoint Shibli S. Haddad and Nassar S. Haddad to act as my Attorney in Fact and Agent (subsequently called my "Attorney in Fact" or "Agent") in my name and for my benefit. This financial durable power of attorney shall become effective only if I become incapacitated or physically unable to handle my own personal decisions regarding my finances.

A. GENERAL GRANT OF POWER. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have or my hereinafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including without limitation, the following specifically enumerated powers. I grant to my agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted.

1. POWERS OF COLLECTION AND PAYMENT. To forgive, request, demand, sue for, recover, collect, receive, hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devised notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, tangible or intangible property and property rights, and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to, me or in which I have or may have hereafter acquire any interest; to have, use, and take all

UNNOTIFIED
lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or their sufficient discharges for the same;

2. POWER TO ACQUIRE AND SELL. To acquire, purchase, exchange, grant option to sell, and sell and convey real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my agent shall deem proper;
3. MANAGEMENT POWERS. To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein, that I now own or may hereinafter acquire, in my name and or my benefit, upon such terms and conditions as my agent shall deem proper;
4. BANKING POWERS. To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted;
5. MOTOR VEHICLES AND MOBILE HOMES. To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, or mobile home, and to represent in such transfer assignment that the title to said motor vehicle or mobile home is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;
6. BUSINESS INTERESTS. To conduct or participate in any lawful business of whatever nature for me and in my name; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate, or dissolve any business; elect or employ officers, directors and agents; carry out the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options;
7. TAX POWERS. To prepare, sign and file joint or separate income tax returns or declarations of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts

made by me for any year or years; to consent to any gift and to utilize any gift – splitting provisions or other tax elections; and to prepare, sign and file any claims for refund of any tax;

8. **SAFE DEPOSIT BOXES.** To have access to, at any time or times, any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my agent to exercise this power.
9. **AMEND TAX PROVISIONS OF TRUST.** To amend or supplement the tax – related clauses which are presently contained in the trust where Principal is the Trustor and initial Trustee.

B. **INTERPRETATION AND GOVERNMENT LAW.** This instrument is to be construed and interpreted as a financial durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my agent. This instrument is executed and delivered in the State of California, and the laws of the State of California shall govern all questions as to the validity of this power and the construction of its provisions.

C. **THIRD – PARTY RELIANCE.** Third parties may rely upon the representations of my agent as to all matters to any power granted to my agent, and no person who may act in reliance upon the representation on my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.

D. **DISABILITY OF PRINCIPAL.** This Financial Durable Power of Attorney shall not be affected by my subsequent disability or incompetency of Principal. I intend that this power of attorney shall be as "durable" as possible under the California Civil Code, Sections 2400 to 2423 (including any amendments thereto made subsequent to the date of my signing of this power of attorney). I understand that this is an important legal document and it creates a durable power of attorney. I further acknowledge the following facts:

1. This document may provide the person I empower and designate as my attorney in fact with broad powers to ultimately dispose, sell, convey, and encumber my real and personal property.
2. These powers will exist for an indefinite period of time unless I limit duration in this document. These powers will continue to exist notwithstanding my subsequent disability or incapacity.
3. I have the right to terminate or revoke this Financial Durable

Power of Attorney at any time.

E. EFFECTIVE. This power of attorney shall become effective upon the incapacity of the principal.

F. NOMINATION OF CONSERVATOR. Pursuant to California Civil Code Sections 1810 and 1811, I hereby nominate my appointed attorney in fact, or such person as she or he may nominate, in her or his sole discretion, as the conservator of my person and estate, if such a fiduciary should be necessary for me, or if any other person should file a petition to have someone appointed to be my conservator. My conservator shall serve in such capacity without bond, or, if bond be required, I request that such bond be set as low as possible.

IN WITNESS WHEREOF, I have executed this Financial Durable Power of Attorney, and I have directed that photographic copies of this power shall have the same force and effect as an original.

Executed on September 10, 2010, in Los Angeles County, California.


Samuel S. Haddad

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
_____)

On September 10, 2010, before me, Gayle A. Granville, a Notary Public, personally appeared Samuel S. Haddad, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature 