



201904220078

04/22/2019 01:42 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

NO ORIGINAL

Prepared by and Return to:

Brenda J. Brashers

2313 N. 19th Pl.

Mount Vernon, WA 98273

CHICAGO TITLE

020037741

DURABLE POWER OF ATTORNEY
(Special Power of Attorney for Specific Real Estate)

Abbreviated legal Description: Lot(s) B Skagit County Short Plat No. 16-79

Tax Parcel: P67264/3947-000-004-0006

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I Dylan Nerston (Principal) whose address is

30907 Walberg Rd

Sedro Woolley WA 98284 appoint

Hannah Brashers

my fiancee (relationship to Principal) as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following subjects:

(A) Real Property Transactions involving the Property hereinafter described. Real Property Transactions as used herein means the power and authority to mortgage or encumber the real property, that is, to execute and deliver on behalf of principal a mortgage, deed of trust, security instrument to secure a loan.

(B) Banking and Other Financial Institution Transactions involving the Property hereinafter described. Banking and Other Financial Institution Transactions as used herein means the power and authority to borrow money on behalf of principal

at an interest rate agreeable to the attorney in fact or agent and pledge as security real or personal property of the principal necessary to borrow, pay, renew, or extend the time of payment of a debt of the principal; and on behalf of principal to make, and negotiate promissory notes.

In addition to and without in any way limiting the foregoing, my agent and attorney-in-fact named above shall have the power of sale, purchase, acquisition, mortgage, refinance, management, disposition and/or control of any or all of the following "Property"):

34215 HAMILTON CEMETERY RD

SEDRO WOOLLEY WA 98284-9078

In addition to and without limiting the foregoing, my agent and attorney-in-fact shall further have the power and authority, with respect to any or all of the Property, and as my attorney-in-fact shall deem to be necessary, desirable or appropriate: To sell, convey, purchase, refinance, acquire, and/or contract to purchase or sell, for such sum, on such terms, with such parties and with such agreements as my agent and attorney-in-fact shall determine; to make, execute, deliver and acknowledge deeds of trust, mortgages, security agreements, financing statements, mechanics lien contracts, construction loan agreements, interim and/or long term financing agreements, and other forms of encumbrances; to contract debts, liens, or obligations with reference thereto and to evidence the same by the execution of promissory notes or other written evidence thereof; to execute and deliver releases and partial releases, to execute, acknowledge and deliver all deeds, instruments, certificates, closing statements, affidavits and other documents in connection with any of the foregoing; and to complete, modify or change any of such documents previously or hereafter executed by me and initial such completions, modifications and changes on my behalf. In addition to and without limiting the foregoing, I hereby vest in my said agent full power and authority to do and perform all and every act and thing whatsoever in connection with the Property as fully, and for all purposes, as I might or could do if personally present, hereby ratifying and confirming whatsoever my said agent and attorney-in-fact shall or may do by virtue hereof.

This power of attorney may be voluntarily revoked only by a written instrument of revocation executed by me and filed for record in the office of the county clerk of the county in which the Property is located; provided, however, that IF THIS POWER OF ATTORNEY HAS NOT BEEN SOONER REVOKED, IT SHALL, IN ANY EVENT, BE AUTOMATICALLY REVOKED AND TERMINATED AND SHALL BECOME NULL AND VOID AND WITHOUT ANY FURTHER ACTION ONE YEAR FROM THE EFFECTIVE DATE SET OUT BELOW.

THIS POWER OF ATTORNEY IS NOT AFFECTED BY MY SUBSEQUENT MENTAL OR PHYSICAL DISABILITY OR INCAPACITY.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Executed on the date of the acknowledgment set forth below (the "Effective Date").

By: *Dylan Nersten*

Printed Name: DYLAN NERSTEN

Alaska
STATE OF WASHINGTON §
3rd Judicial District §
COUNTY OF _____ §

The foregoing Durable Power of Attorney was acknowledged before me on this the 5th day of April, 2019 by DYLAN NERSTEN.



R. Winters
(Notary Signature)

Notary Public, State of Alaska

R. Winters
(Notary's Typed or Printed Name)

My commission expires: 11.26.2022

AFFIDAVIT OF ATTORNEY IN FACT

STATE OF WASHINGTON

§
§
§COUNTY OF Skagit

Before me, the undersigned authority, on this day personally appeared

HANNAH BRASHEARS ("Affiant"), also referred to herein as "attorney-in-fact", and who is known to me to be the person whose name is subscribed below, and who, upon oath, did depose that the following facts are within Affiant's personal knowledge and are true and correct:

(a) Affiant is the person so named as attorney-in-fact in the power of attorney executed April 5th, 2019 by

DYLAN NERSTEN as principal;

(b) If the attorney-in-fact is named in the power of attorney as a successor attorney-in-fact, the circumstances or conditions stated in the power of attorney that would cause that person to become the acting attorney-in-fact have occurred;

(c) To the best of the attorney-in-fact's knowledge, the principal is still alive;

(d) To the best of the attorney-in-fact's knowledge, at the time the power of attorney was signed, the principal was competent to execute the document and was not under undue influence to sign the document;

(e) All events necessary to making the power of attorney effective have occurred;

(f) The attorney-in-fact does not have actual knowledge of the revocation, termination, limitation, or modification of the power of attorney or of the attorney-in-fact's authority;

(g) The attorney-in-fact does not have actual knowledge of the existence of other circumstances that would limit, modify, revoke, or terminate the power of attorney or the attorney-in-fact's authority to take the proposed action;

(h) If the attorney-in-fact was married to the principal at the time of execution of the power of attorney, then at the time of signing the affidavit or declaration, the marriage of the principal and the attorney-in-fact has not been dissolved or

declared invalid; and

(i) The attorney-in-fact is acting in good faith pursuant to the authority given under the power of attorney

FURTHER Affiant sayeth naught.

Signed this 9th day of April, 2019.

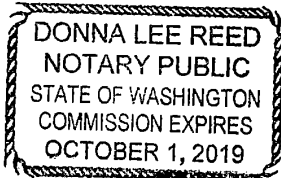
AFFIANT:

x Hannah

HANNAH BRASHEARS

Sworn to and subscribed before me on the 9th day of April,
2019, by Hannah Brashears.

(stamp or seal)



Donna Lee Reed
(Notary Signature)

Notary Public, State of Washington

Donna Lee Reed
(Notary's Typed or Printed Name)

My commission expires: 10/1/2019

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620037741

For APN/Parcel ID(s): P67264 / 3947-000-004-0006

Tract B of SKAGIT COUNTY SHORT PLAT NO. 16-79 as approved March 16, 1979, and recorded March 20, 1979, in Volume 3 of Short Plats, page 84, under Auditor's File No. 7903200012, records of Skagit County, Washington; being a portion of Tract 4, Livermores Hamilton Acreage, according to the plat thereof recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington.

Situated in Skagit County, Washington