

When recorded return to:
Caleb Rodriguez
17121 Sam Bell Road
Bow, WA 98232



201906170149

06/17/2019 03:24 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037809

CHICAGO TITLE

620037809

SPECIAL POWER OF ATTORNEY
Purchase/Encumber

I, Caleb Rodriguez, hereby appoint Teresa Rodriguez 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SW SW, 13-35-3E, W.M.

Tax Parcel Number(s): P34194 / 350313-3-005-0105

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 _____ day of _____, _____, 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.


Caleb Rodriguez

STATE OF WASHINGTON

COUNTY OF KING

ss.

I certify that I know or have satisfactory evidence that Caleb Rodriguez (is/Are) the person (s) who appeared before me, and said person (s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-13-2019

MICHAEL D. VAN WAGNER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 05-01-2021

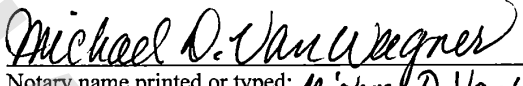

Notary name printed or typed: Michael D. Van Wagner
Notary Public in and for the State of Washington
Residing at Woodinville
My appointment expires: 5-1-2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34194 / 350313-3-005-0105

Parcel "A":

That portion of the Southwest ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 3 East, W.M., lying Southerly of the Samish River and lying West of a line drawn North at right angles to the South line of said Southwest ¼, that is 550 feet East of the Southwest corner of said Section 13, as measured along the South line of said section, and lying Northeasterly of the Pacific Highway.

EXCEPT that portion thereof, if any, lying within the West 20 feet of said Southwest ¼ of the Southwest 1/4, as conveyed to Skagit County for road purposes by deed recorded May 5, 1898, in Volume 34 of Deeds, page 354, under Auditor's File No. 28473, records of Skagit County, Washington;

AND EXCEPT the as built and existing County Road along the South line thereof commonly known as the Sam Bell Road;

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the intersection of the South line of Section 13, with the centerline of the Pacific Highway at a point 263 feet East of the Southwest corner of Section 13; thence North 33 degrees 39' West, 253.93 feet along the centerline of said Pacific Highway as shown by the pavement; thence at right angles to said highway, North 56 degrees 21' East 150 feet; thence South 33 degrees 39' East 353.78 feet to the South line of Section 13; thence West 180.19 feet to the beginning;

AND ALSO EXCEPT that portion of the Southwest ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the South line of said Section 13 with the centerline of the Pacific Highway, also known as Chuckanut Drive, at a point 263 feet East of the Southwest corner of Section 13; thence North 33 degrees 39' West 253.93 feet along the centerline of said Pacific Highway, as shown by the pavement to the true point of beginning; thence at right angles to said highway, North 56 degrees 21' East, a distance of 150 feet, more or less, to an existing fence line; thence North 33 degrees 39' West, more or less, along said fence line to the Samish River; thence Westerly along Samish River to the centerline of the Pacific Highway; thence Southeasterly along said centerline to the true point of beginning;

EXCEPT from the above, the right-of-way of the Pacific Highway, also known as Chuckanut Drive.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Southwest ¼ of the Southwest ¼ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 550 feet East of the Southwest corner of said Section 13; thence East 174 feet; thence North 420 feet; thence West 33 feet; thence North 436 feet, more or less, to the Samish River;

EXHIBIT "A"
Legal Description

thence Southwesterly along the Samish River to a point North of the point of beginning; thence South 544.5 feet, more or less, to the point of beginning;

EXCEPT County Road along the South line thereof;

AND EXCEPT the following described tract:

Beginning at a point 646.5 feet East and 20 feet North of the Southwest corner of said Section 13; thence North 149.18 feet; thence East 73 feet; thence South 149.18 feet; thence West 73 feet to the place of beginning.

Situated in Skagit County, Washington.