

Requested by and Return to:  
**Fidelity National Agency Solutions**  
6500 Pinecrest Drive, Suite 600  
Plano, Tx 75024

**AVE-2056704R**

**Document Title(s): SPECIFIC POWER OF ATTORNEY**

**Grantor(s): MATTHEW L HOBERT**

**Grantee(s): ANDREW HOBERT**

**Legal Description** (Abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)  
LOT 26, "FIR CREST PLANNED UNIT DEVELOPMENT" ACCORDING TO THE PLAT THEREOF, RECORDED  
AUGUST 31, 2004, UNDER AUDITOR'S FILE NO. 200408310219, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

**Assessor's Property Tax Parcel/Account Number: P121979**

*The auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.*

**SPECIFIC POWER OF ATTORNEY**

I, **MATTHEW L. HOBERT ("Principal")** maintaining an address at 2516 Fir Crest Boulevard, ANACORTES, WA 98221, do hereby make and appoint **ANDREW HOBERT ("Agent(s)")** maintaining an address at: 3420 SASSAFRAS ST, BRUE PA, 16508 my true and lawful attorneys in-fact for me and in my name, and in my behalf with full power to:

**This Specific Power of Attorney is to be used in conjunction with PRESIDENTIAL BANK, FSB transaction. To engage in real property transactions (when properly recorded), including acquiring, encumbering and disposing of any interest of mine in real property located at: 2516 FIR CREST BOULEVARD, ANACORTES, WA 98221 (Address of Property) and legally described as:**

**LOT 26, "FIR CREST PLANNED UNIT DEVELOPMENT" ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 31, 2004, UNDER AUDITOR'S FILE NO. 200408310219, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN SKAGIT COUNTY, WASHINGTON.**

This specific power of Attorney shall include the right to complete and execute any and all documents, instruments, warranties, releases or deeds necessary for such transaction and to do all other things required to complete such transaction, including retaining lawyers, accountants, brokers, and collecting and receiving the proceeds from any such real estate transaction.

This Specific Power of Attorney is effective immediately as of the date of my signature below, and it shall not terminate in the event of my disability, incapacity or incompetence.

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 learns 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.

This Power of Attorney is written and executed in the State of Washington and shall be interpreted in accordance with the laws of that state.

Agent(s) shall not be liable for losses resulting from judgment errors made in good faith. However, Agent(s) will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.

I may revoke this Power of Attorney at any time by providing written notice to my Agent(s).

MLH 30 MAR 2020  
MATTHEW L. HOBERT (DATE)

Witness #1 Signature: \_\_\_\_\_

Witness #1 Name: \_\_\_\_\_  
YUCHEN JIANG  
LEGAL SPECIALIST  
AR 27-55 PARA 2-2A

Witness #2 Signature: \_\_\_\_\_  
James Dugan

Witness #2 Name: \_\_\_\_\_  
JAMES DUGAN

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF WASHINGTON by Department of Defense  
COUNTY OF USAF STUTTGART

This document was acknowledged before me on March 30, 2020 [Date] by  
MATTHEW L. HOBERT.



Dana Young  
(Signature of Notary Public)

DANA YOUNG  
Notary Public for the State of Washington  
LEGAL SPECIALIST  
UP AR 27-55 PAR 2-2A(2)  
My commission expires:

INDEFINITE P  
10US C 1044 (A)