

**202103100065**

03/10/2021 10:54 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

**DOCUMENT TITLE:** POWER OF ATTORNEY

**GRANTOR:** Wiliam Jason Heflin

**GRANTEE:** William James Heflin

**PROPERTY ADDRESS:** 4896 RONEY RD, BOW, WA 98232

**ABBREVIATED LEGAL DESCRIPTION:** LOTS 23 AND 24, BLOCK 2, 'SAMISH TERRACE'

**PARCEL NO:** P68830

**XrefID:** 3992-002-024-0002

**When Recorded Return To:**  
**Joseph D Bowen, Attorney at Law P.S.**  
**401 S. 2<sup>nd</sup> Street**  
**Mount Vernon, WA**

---

---

**LIMITED POWER OF ATTORNEY (Real Property)**

KNOW ALL BY THESE PRESENTS that WILLIAM JASON HEFLIN, Principal, now grants to WILLIAM JAMES HEFLIN as his attorney-in-fact all powers of an absolute owner of the following described real property:

LOTS 23 AND 24, BLOCK 2, 'SAMISH TERRACE', ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 20, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO AN UNDIVIDED 1/80 INTEREST IN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH 1 DEGREE 38'45" EAST ALONG THE SECTION LINE, A DISTANCE OF 1,164.02 FEET TO THE MEANDER CORNER BETWEEN SECTIONS 25 AND 26; THENCE SOUTH 82 DEGREES 30' WEST, A DISTANCE OF 483.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 82 DEGREES 30' WEST, A DISTANCE OF 50.64 FEET; THENCE SOUTH 1 DEGREE 38'45" WEST, A DISTANCE OF 477.07 FEET TO THE NORTH EDGE OF THE H.R. RONEY ROAD; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID H.R. RONEY ROAD, A DISTANCE OF 51.0 FEET; THENCE NORTH 1 DEGREE 38'45" EAST, A DISTANCE OF 495.3 FEET TO THE TRUE POINT OF BEGINNING.

This power of attorney shall become effective immediately, shall not be affected by the incompetence of the Principal, and shall continue until revoked or terminated under the terms set out below, notwithstanding any uncertainty as to whether the Principal is dead or alive.

Furthermore,

1. The attorney-in-fact shall have all of the Principal's authority to communicate and receive information from lienholders, Deed of Trust Beneficiaries and any other persons claiming interest in said property.
2. The attorney-in-fact shall have authority to initiate or participate in any legal action in the name of the Principal or otherwise concerning said real property;
3. The attorney-in-fact shall have the power and authority to sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and

thing whatsoever which may be necessary or proper in the exercise of the powers and authority granted to the attorney-in-fact as fully as the Principal could do if personally present. Said power shall include, but not limited to, the power to negotiate a sale of said real property interest to stop foreclosure proceedings.

4. **Limitations on Powers.** The powers granted herein are strictly limited to the subject matter of this instrument and create no other rights, duties, or obligations over any other property owned by the Principal.

5. **Termination.**

a. This power shall be terminated by any sale of the property, whether by a purchase and sale agreement or foreclosure sale.

a. This power of attorney may be terminated by;

(1) The Principal by written notice to the attorney-in-fact and, if this power of attorney has been recorded, by recording the written instrument of revocation in the office of the recorder or auditor of the place where the power was recorded.

(2) A Guardian of the estate of the Principal after court approval of such revocation; or;

(3) the death of the Principal upon actual knowledge or receipt of written notice by the attorney-in-fact.

6. **Accounting.** Upon request of the Principal or the Guardian of the estate or the Principal or the personal representative of the Principal's estate, the attorney-in-fact shall account for all actions taken by the attorney-in-fact for or on behalf of the Principal.

7. **Reliance.** Any person acting without negligence and in good faith in reasonable reliance on the power of attorney shall not incur any liability thereby. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs and personal representatives of the Principal.

8. **Indemnity.** The Principals shall hold harmless and indemnify the attorneys-in-fact from all liability for acts done in good faith and not in fraud of the Principals.

9. **Applicable Law.** The laws of the State of Washington shall govern this power of attorney.

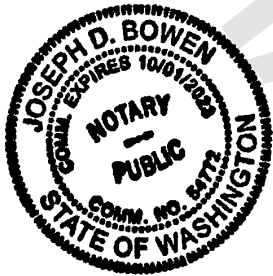
DATED THIS 1 day of March, 2021.

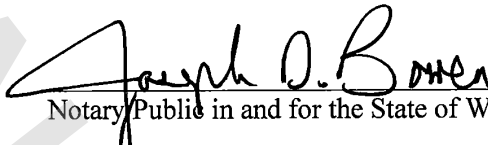
  
\_\_\_\_\_  
WILLIAM JASON HEFLIN Principal

**NOTARY CERTIFICATION**

I certify that I know or have satisfactory proof that WILLIAM JASON HEFLIN appeared on the date indicated and affixed his/her signature to this document for the uses and purposes expressed herein.

DATED THIS 9th day of MARCH, 2021.



  
\_\_\_\_\_  
Notary Public in and for the State of Washington.  
Residing at: Mount Vernon  
My appointment expires: 10/1/23