

When recorded return to:
PHILIP SCOTT ANDERSON
4711 PARKVIEW LANE
MOUNT VERNON, WA 98274

Filed for Record at Request of:
WHATCOM LAND TITLE COMPANY, INC.
Escrow No.: W-208838

SPECIAL POWER OF ATTORNEY
(PURCHASE / ENCUMBER)

Order No.: W-208838
Title Order No.: W-208838

211241-
LT

I, PHILIP SCOTT ANDERSON, hereby appoint LINDA A. SLOTNICK 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:

LOT 139, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3," AS PER PLAT RECORDED ON OCTOBER 25, 2004, UNDER AUDITOR'S FILE NO. 200410250250, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No(s): ~~412241~~ P122241

Property Address: 4711 Parkview Lane, Mount Vernon, WA 98274

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 _____ 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.

ATTACHED TO POWER OF ATTORNEY, W-208838

Dated: 3/9/2024

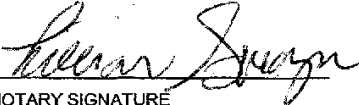


PHILIP SCOTT ANDERSON

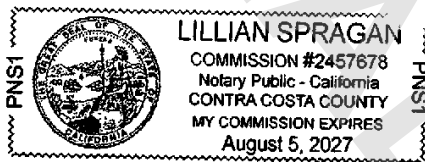
STATE OF CA
COUNTY OF CONTRA COSTA ss:

I certify that I know or have satisfactory evidence that PHILIP SCOTT ANDERSON is the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/9/2024



NOTARY SIGNATURE
Notary Public in and for the State of CA
Residing at: Pittsburg
My appointment expires: 8/5/2027



AGENT'S CERTIFICATION

AS TO THE VALIDITY OF POWER OF ATTORNEY AND AGENT'S AUTHORITY

State of California
County of Contra Costa

I, LINDA A. SLOTNICK (name of Agent), certify under penalty of perjury that
PHILIP SCOTT ANDERSON (name of Principal) granted me authority as Agent or Successor Agent in a Power
of Attorney (POA) document dated March 9 2024 I further certify that to my knowledge:

- (1) I am acting in good faith pursuant to the authority given under the above POA, a copy of which is attached hereto;
- (2) The Principal is alive and has not terminated, revoked, limited, or modified the POA or my authority to act under the POA; nor has the POA or my authority to act under the POA been terminated, revoked, limited, or modified by any other circumstances;
- (3) When the POA was signed, the Principal was competent to execute it and was not under undue influence to sign;
- (4) All events necessary to making the POA effective have occurred;
- (5) If I was married or a registered domestic partner of the Principal when the POA was executed, there has been no subsequent dissolution, annulment, or legal separation, and no action is pending for the dissolution of the marriage or domestic partnership or for legal separation;
- (6) If the POA was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred;
- (7) If I was named as a successor agent, the prior agent is no longer able or willing to serve, or the conditions stated in the POA that cause me to become the acting agent have occurred;
- (8) The POA was executed in accordance with the laws relating to the execution of POA documents in effect upon the execution date;
- (9) If executed outside the state of Washington, I certify that the POA meets the signing requirements of the jurisdiction in which it was signed; and
- (10) I agree to immediately notify Peoples Bank of any changes to the above certifications and/or POA document.

SIGNATURE AND ACKNOWLEDGMENT

Linda A Slotnick

Agent's Printed Name: LINDA A. SLOTNICK

Agent's Address: 828 Ryan Ct Concord CA 94518

Agent's Telephone Number: 510-301-0331

This document was acknowledged before me on March 9, 2024 by Lillian Spragan (NAME OF AGENT).

(seal)

Lillian Spragan
NOTARY PUBLIC for the State of California
My commission expires: 8/15/2027

