

When recorded return to:
Brian Robert Larkin
1912 N. 30th St.
Mount Vernon, WA 98273

**SPECIAL POWER OF ATTORNEY
(PURCHASE/ENCUMBER)**

Chicago Title
620056613

I, **Brian Robert Larkin**, hereby appoint **Delia Larkin** 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 ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Lot 17, PLAT OF TJ TOWNHOUSES

I, **Brian Robert Larkin** confirm the following:

P117604

- o The use of all my VA Loan Entitlement.
- o I am obtaining a loan for a primary home purchase
- o I am purchasing 1912 N. 30th St. Mount Vernon, WA 98273
- o The sales price of purchase is \$367,000 and I am obtaining a 30 Year Fixed VA loan
- o I intend to use the property as my primary residence to be occupied by myself and wife.

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.

Dated: 6/15/2024

[Signature]

BRIAN LARKIN

State of Oregon

County of Jackson

Subscribed and sworn to before me this 15th day of June, 2024 by Brian Robert Larkin.



Notary Public
My Commission Expires: 01/31/2028

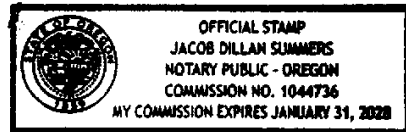


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117604 / 4769-000-017-0000

LOT 17, TJ TOWNHOUSES, AS RECORDED NOVEMBER 30, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200011300053, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.