

When recorded return to:

Northwest Escrow, LLC
1031 State Ave, Suite 104
Marysville, WA 98270

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: 23-1907

CHICAGO TITLE COMPANY
620053603

SPECIAL POWER OF ATTORNEY
(PURCHASE/ENCUMBER)

I, Mark Alan Prater

hereby appoint Shawna Mashel Prater

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 instruments which may be necessary or proper to purchase and/or encumber the following described real property:

Abbreviated Legal:

TRACT A PTN LT. B, SKAGIT COUNTY SP NO. 53-78, BEING PTN S 1/2 SE 1/4 SW 1/4 SW 1/4
SW 1/4
20-34-5E, W.M

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P30382/ 340520-3-004-0019, ~~P113561/ 340520-3-003-0100~~ P113561/ 340520-3-003-0100

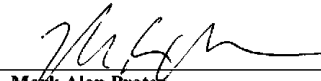
Together with any personal property located thereon.

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 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 property and obligate you to a debt. It is recommended that you obtain counsel from your attorney prior to execution of this document.

Dated: June 30, 2023

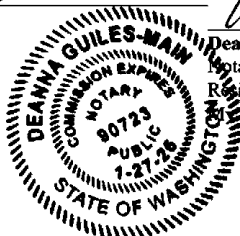


Mark Alan Prater

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Mark Alan Prater** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 30, 2023



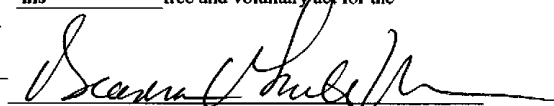

Deanna Guiles-Main
Notary Public in and for the State of Washington
Residing at: Lake Stevens
Appointment expires: 1/27/2026

EXHIBIT "A"

TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 53-78, APPROVED AUGUST 24, 1978, AND RECORDED AUGUST 29, 1978, IN VOLUME 3 OF SHORT PLATS, PAGE 2, UNDER AUDITOR'S FILE NO. 886473, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 20, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH THAT PORTION OF TRACT B OF SAID SKAGIT COUNTY SHORT PLAT NO. 53-78, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A OF SAID SKAGIT COUNTY SHORT PLAT NO. 53-78; THENCE NORTH 89°14'06" WEST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 328.89 FEET; THENCE SOUTH 02°03'28" WEST PARALLEL WITH THE WEST LINE OF SAID TRACT A, A DISTANCE OF 662.19 FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH 89°09'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 328.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 02°03'28" EAST ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 662.60 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Known as: 25209 Star View Road Mount Vernon, WA 98273