

When recorded return to:

Alexey Zelepukin
14023 Armant Place Drive
Cypress, TX 77429

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

Land Title and Escrow (B)
Reference No.: 60033157-352

I, Yuliya Zelepukina

hereby appoint Alexey Zelepukin

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:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 4, COPPER POND PUD

Tax Parcel Number(s): 4661-000-004-0000/P108173

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 _____, 20____, 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: 04/02/2026Yuliya Zelepukina
Yuliya ZelepukinaSTATE OF WashingtonCOUNTY OF SkagitThis record was acknowledged before me on this 2nd day of April, 2026, by Yuliya Zelepukina.K. AB
Signature
Notary

Title

My commission expires: 9-11, 20 27

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1906 Copper Pond Place, Anacortes, WA 98221
Tax Parcel Number(s): 4661-000-004-0000/P108173

Property Description:

Lot 4, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.