

WHEN RECORDED RETURN TO:

John Marquardt
P. O. Box 1928
Vancouver, WA 98668

CCT 00141737 BW

DOCUMENT TITLE(S):
Power of Attorney

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

- 1. LM Kocher Property Management LLC
- 2.

GRANTEE:

- 1. John R. Marquardt
- 2.

TRUSTEE:

ABBREVIATED LEGAL DESCRIPTION:
Section 8, Township 1N, Range 5EWM

Full Legal Description located on Page 2

TAX PARCEL NUMBER(S):
01 05 08 00 1502 00

☒ If this box is checked, then the following applies:
I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

B Woodward

Signature

POWER OF ATTORNEY

The undersigned, L M Kocher Property Management LLC, a Washington Limited Liability Company, herewith names, constitutes, and appoints John R. Marquardt as Attorney in Fact for the undersigned, to act as its agent for the purposes hereinafter set forth.

1. **Powers.** Agent, as fiduciary, shall have the power to sell the real property located at 1502 Belle Center Road, Washougal, Washington, and more particularly described as follows:

County of Skamania, State of Washington

A portion of the Northeast quarter of the Southeast quarter of the Southwest quarter of Section 8, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a 1 inch iron pipe with a brass cap marking the Northeast corner of the Southeast quarter of the Southwest quarter of Section 8, as set in 1999 "Hagedorn, Inc. Survey"; thence South 01° 31' 00" West, along the East line of the Southeast quarter of the Southwest quarter of Section 8, for a distance of 100.00 feet to a ½ inch iron rod, (1999 "Hagedorn, Inc. Survey"), and the TRUE POINT OF BEGINNING; Thence North 72° 00' 00" West, for a distance of 50.00 feet to a ½ inch iron rod (1999 "Hagedorn, Inc. Survey"); thence South 19° 30' 00" West, for a distance of 200.00 feet to a ½ inch iron rod (1999 "Hagedorn, Inc. Survey"); thence South 72° 00' 00" East, for a distance of 114.39 feet to a ½ inch iron rod (1999 "Hagedorn, Inc. Survey") on the East line of the Southeast quarter of the Southwest quarter of Section 8; thence North 01° 31' 00" East, along the East line of the Southeast quarter of the Southwest quarter of Section 8, for a distance of 208.50 feet to the TRUE POINT OF BEGINNING.

Together with an Easement for Access recorded November 18, 1999 in Book 195, Page 78.

The power granted herein shall include, but not be limited to, the authority to enter into listing agreements with real estate brokers for the sale of said property; to bargain, sell, and convey said real property by deed, with or without covenants of general or special warranty; to sign and execute all closing documents including, but not limited to, escrow instructions, real

estate excise tax affidavits, and limited practice office disclosure forms; to make payment of and satisfy all mortgages, taxes, and assessments, and other encumbrances that may be a lien or a charge on the real property; and to receive payment of the purchase price for sale of the real property. Agent is further authorized to do all other things necessary and proper in the execution of the foregoing powers.

2. Duration. This Power of Attorney becomes effective upon execution and shall remain in effect until revoked or terminated.

3. Revocation. This Power of Attorney may be revoked, suspended, or terminated in writing by the undersigned, with written notice to the designated Attorney in Fact.

4. Accountability. The Attorney in Fact shall be required to account to the undersigned.

5. Reliance. The designated and acting Attorney in Fact and all persons dealing with the Attorney in Fact shall be entitled to rely upon this Power of Attorney, so long as neither the Attorney in Fact, nor any person with whom he is dealing at the time of any act taken pursuant to this Power of Attorney had received actual knowledge or actual notice of any revocation, suspension, or termination of the Power of Attorney.

6. Governing Law. The Laws of the State of Washington shall govern this Power of Attorney.

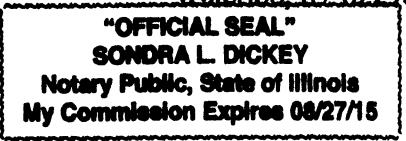
This Power of Attorney is executed this 4th day of April, 2013.

L M Kocher Property Management LLC

By: Lawrence A. Kocher
Lawrence A. Kocher, Member
1358 N. Illinois Route 3
Waterloo, IL 62298

By: Margaret M. Kocher
Margaret M. Kocher, Member
1358 N. Illinois Route 3
Waterloo, IL 62298

STATE OF ILLINOIS)
) ss.
COUNTY OF _____)



On this 4th day of April, 2013, personally appeared Lawrence A. Kocher, to me known to be a Member of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed, of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Sondra L. Dickey
Notary Public in and for the State of Illinois
My appointment expires: 8-27-15

STATE OF ILLINOIS)
) ss.
COUNTY OF _____)



On this 4th day of April, 2013, personally appeared Margaret M. Kocher, to me known to be a Member of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed, of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Sondra L. Dickey
Notary Public in and for the State of Illinois
My appointment expires: 8-27-15