



00000969201900016540030035

**When recorded return to:**

George Flesuras and Connie Flesuras  
1435 NW Mayfield Rd  
Portland, OR 97229

Filed for record at the request of:

**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100  
Vancouver, WA 98683

Escrow No.: 612856948 **TB****SPECIAL POWER OF ATTORNEY**  
**Sale**

I, George Flesuras, hereby appoint Grant Thurston as my true and lawful attorney for me and in my name and stead and for my use and benefit to bargain, sell, contract to convey, or convey any and all right, title, interest in and to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.) **Full Legal on Page 3**

Lot 95, Subdivision of NORTHWOODS

Tax Parcel Number(s): 96000095000000 **(S)**Together with any personal property located thereon. **(V)**

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.

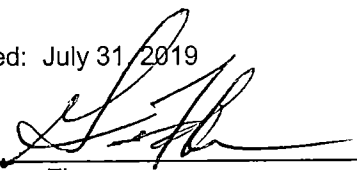
This Special Power of Attorney will cease and be of no further effect after the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, or six (6) months from the date hereof, whichever first occurs.

**WARNING: This power of attorney will result in another person having full right to sell your property. It is recommended that you obtain counsel from your attorney prior to execution of this document.**

# SPECIAL POWER OF ATTORNEY

**Sale**  
(continued)

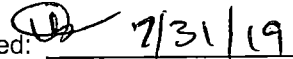
Dated: July 31, 2019

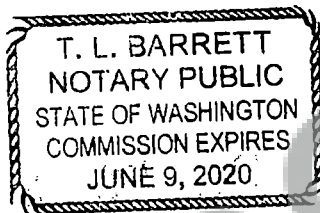
  
George Flesuras


State of Washington

County of Clark

I certify that I know or have satisfactory evidence that George Flesuras is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:  7/31/19



  
Name: T. L. Barrett  
Notary Public in and for the State of WA  
Residing at: Kenner  
My appointment expires: 6-9-20

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 96000095000000**

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**A LEASEHOLD ESTATE ARISING OUT OF A LEASE BETWEEN WATER FRONT RECREATION, INC., AS LESSOR AND CLARK COULTER AND DIANNA COULTER, AS LESSEES, DATED MARCH 14, 1976, AS DISCLOSED BY RECORDED INSTRUMENT RECORDED IN BOOK 138, PAGE 786.**

**LESSEES' INTEREST IN SAID LEASE WAS ASSIGNED TO GEORGE AND CONNIE FLESURAS AND GRANT AND SANDY THURSTON BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 128308, BOOK 165, PAGE 873 ON THE FOLLOWING DESCRIBED PROPERTY:**

**LOT 95, AS SHOWN ON THE PLAT AND SURVEY ENTITLED "RECORD OF SURVEY FOR WATERFRONT RECREATION, INC.", DATED MAY 16, 1974, ON FILE AND OF RECORD UNDER AUDITOR'S FILE NO. 77523, AT PAGE 449 OF BOOK "J" OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY WASHINGTON.**