

WHEN RECORDED RETURN TO:

___ Columbia Gorge Title ___
___ 41 Russell Ave ___
Stevenson WA 98648

DOCUMENT TITLE(S)

RE RECORDING – Special Power of Attorney

REFERENCE NUMBER(S) of Documents assigned or released:

[] Additional numbers on page ___ of document.

2020-002453

Principal/(Grantor)/ORIGINAL TRUSTEE:

Konstantin S. Borodin

[] Additional names on page ___ of document.

Agent/GRANTEE(S)/NEW TRUSTEE:

Semen Borodin

[] Additional names on page ___ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

PTN 3 SEC 26 T2N R6E W.M.

[X] Complete legal is located on page 3 of Document.

TAX PARCEL NUMBER(S):

02062640150000 9/16/20

[] Additional parcel numbers on page ___ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



AFTER RECORDING MAIL TO:

Konstantin Borodin
PO BOX 65703
Vancouver WA 98665

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 20-258050

**SPECIAL POWER OF ATTORNEY
(SALE)**

Grantor(s): Konstantin Borodin

Grantee(s): Semen Borodin

Abbreviated Legal: Pth. Sec 26, T2N, R6E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 02062640150000 9-15-20 9-16-20

I, **Konstantin Borodin**, hereby appoint **Semen Borodin** 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 ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

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.

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.

Dated this 3rd day of August, 2020.

By Konstantin Borodin

STATE OF Washington
County of Clark

SS.

I certify that I know or have satisfactory evidence that Konstantin Borodin is the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 3, 2020

Notary Public in and for the State of WA

Residing at Vancouver

My appointment expires: 04/09/2021

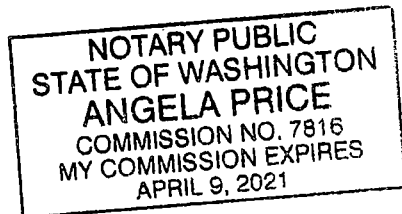


EXHIBIT "A"

PARCEL I

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 899.4 feet North and 150 feet West of the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 26, (said point being the Southwest corner of the W.C. Howerton Tract); thence North 06°23' West along the West line of said Howerton Tract a distance of 200 feet; thence West 70 feet; thence in a Southerly direction in a straight line to a point which is 100 feet due West of the Point of Beginning; thence East to the Point of Beginning.

PARCEL II

A parcel of land located in a portion of the Southwest Quarter of the Southeast Quarter of Section 26 in Township 2 North, Range 6 East, Willamette Meridian in the County of Skamania and State of Washington, being more particularly described as follows:

Commencing at a 5/8" diameter Iron Rod with a Yellow Plastic Cap marked Terra Surveying LS 18731, set on the East line of the said Southwest Quarter of the Southeast Quarter of Section 26, being a point North 01°42'37" West, a distance of 493.00 feet from the Southeast Corner of the said Southwest Quarter of the Southeast Quarter of Section 26. Said point of Commencement being described as the point of Commencement of that tract of land conveyed to James L. Lankford and Patty Lankford, et ux, by Real Estate Contract recorded on May 12, 1994 in Book 143, Page 89, Skamania County Deed Records; thence North 01°42'37" West along the East line of the said Southwest Quarter of the Southeast Quarter of Section 26, a distance of 406.40 feet to the Southeast corner of the tract of land conveyed to James A. Kallas and Glenda J. Kallas, et ux, by Warranty Deed recorded on March 29, 1979 in Book 76, Page 323, Skamania County Deed Records, said corner also being a corner of the said Lankford tract; thence South 88°17'23" West along the line of said Lankford tract, a distance of 136.82 feet to a point in the line of the tract of land conveyed to Greg Josephson, by Quit Claim Deed recorded October 10, 2002 in Book 230, Page 75, Skamania County Deed Records, and the point of beginning of the following described parcel:

Thence Continuing South 88°17'23" West along the South line of said Josephson tract, a distance of 13.18 feet to a 5/8 diameter Iron Rod with a Yellow Plastic Cap marked Terra Surveying LS 18731, set at the Southeast corner of the tract of land conveyed Household Finance Corporation III, by Warranty Deed recorded January 28, 2002 in Book 219, Page 788, Skamania County Deed Records; thence continuing South 88°17'23" West along the South line of said Household Finance Corporation III tract, a distance of 85.36 feet; thence South 7°26'30" West, a distance of 41.71 feet; thence South 79°51'04" East a distance of 112.34 feet; thence North 5°56'53" West, a distance of 64.44 feet to the point of beginning..

Skamania County Assessor

Date 9-16-20 Parcel# 02062640150000
jm