

Skamania County, WA
Total: \$304.50
POA
Pgs=2

2024-000211

02/27/2024 03:33 PM

Request of: COLUMBIA GORGE TITLE



00017937202400002110020024

AFTER RECORDING MAIL TO:

Nicole Smith

291 Robson Rd.
Washougal, WA 98671

Filed for Record at Request of: WFG National Title Company of Clark County WA, LLC
Escrow Number: 24-106457

SPECIAL POWER OF ATTORNEY (PURCHASE/ENCUMBER)

Grantor(s): Nicole Marie Stephan Smith

Grantee(s): Brian Smith

Abbreviated Legal: LOT 3 BALDWIN SP BK 3PG 426

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 02 05 30 0 0 1812 00

I, **Nicole Marie Stephan Smith**, hereby appoint **Brian Smith** 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:

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 might or could do if personally present.

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.

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 16th day of February, 2024.

By Nicole Marie Stephan Smith
Nicole Marie Stephan Smith

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Oregon

County of Clackamas

SS.

This record was acknowledged before me on this 16 day of February, 2024 by Nicole Marie Stephan Smith.

Notary Public in and for the State of Oregon

My appointment expires: October 30, 2026

EXHIBIT "A"
LEGAL DESCRIPTION TO SPECIAL POWER OF ATTORNEY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 3 OF THE BALDWIN SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 426, SKAMANIA COUNTY RECORDS.