

When recorded return to:

Ann Lueders
11271 Wind River Hwy
Carson WA 98610

Skamania County, WA

Total: \$305.50 Pgs=3

POA

Request of: COLUMBIA GORGE TITLE- SKAMANIA

eRecorded by: Simplifile

2025-001412

09/04/2025 02:37 PM

SPECIAL POWER OF ATTORNEY (PURCHASE/ENCUMBER)

Filed for Record at Request of

Reference: S-25-268

I, Raymond D. Lueders

hereby appoint Ann M. Lueders

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:

Abbreviated Legal: Ptn. Sec.10, T4N, R7E W.M. County of Skamania, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 04-07-10-0-0-0100-00 & 04-07-10-0-0-0100-06

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.

This Special Power of Attorney will cease and be of no further effect after the 31st
day of December 2025, or six (6) months from the date hereof, whichever first

WARNING: This power of attorney will result in another person having full right to encumber your real property and obligate you to a debt. It is recommended that you obtain counsel from your attorney prior to execution of this document.

Dated: 8/10/25

X Raymond D. Lueders

STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on this 10 day of August,
2025, by Raymond D. Lueders.

Heidi B. Penner
Signature

Notary
Title

My commission expires: 89-89-28



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 11271 Wind River Highway, Carson, WA 98610
Tax Parcel Number(s):

Property Description:

A portion of the Southeast Quarter of Section 9 and a portion of the Southwest Quarter of Section 10 and a portion of the Northeast Quarter of the Northeast Quarter of Section 16, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the ANN'S Short Plat, recorded in Book 3 of Short Plats, Page 376, Skamania County Records.

TOGETHER THEREWITH Those portions of the following described tract lying outside the exterior boundary lines of Lot 1 ANN's Short Plat, recorded in Book 3 of Short Plats, Page 376, described as follows:

A tract of land located in the Southwest Quarter of Section 10, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; more particularly described as follows:

Commencing at the Southwest corner of Section 10, Township 4 North, Range 7 East of the Willamette Meridian, Skamania County, Washington;
Thence along the South line of said Section 10 South $88^{\circ} 53' 17''$ East, a distance of 1546.76 feet, more or less, to the intersection of the said South line and the West Right-of-Way of Wind River Road and the Point of Beginning;

Thence along said Right-of-Way North $30^{\circ} 4' 34''$ West, a distance of 1630 feet; thence South $59^{\circ} 15' 26''$ West, a distance of 530 feet;
Thence South $20^{\circ} 10' 29''$ East, a distance of 1185.6 feet, more or less, to a point on the South line of said Section 10;
Thence Easterly along said Section line South $88^{\circ} 53' 17''$ East, a distance of 880 feet to the Point of Beginning.