

When recorded return to:

Columbia Gorge Title
41 SW Russell Ave.
Stevenson, WA 98648
(509) 427-5681

Skamania County, WA
Total: \$305.50
POA
Pgs=3

2025-001469

09/16/2025 12:28 PM

Request of: COLUMBIA GORGE TITLE



SPECIAL POWER OF ATTORNEY (SALE)

I, Joyce Lynn Ramsey
hereby appoint Kira Avakian
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:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SEC 25, T3N, R7E W.M.

Tax Parcel Number(s): Portion of 03-07-25-3-0-0600-00 and

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.

This Special Power of Attorney will cease and be of no further effect after the _____, 20____, 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.**

Dated: August 20, 2025

Joyce Lynn Ramsey
Joyce Lynn Ramsey

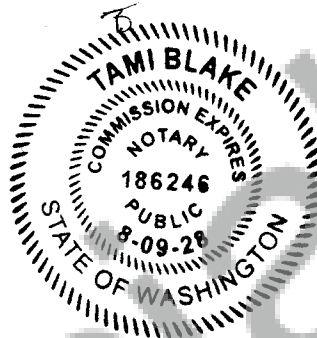
STATE OF WASHINGTON
COUNTY OF SKAMANIA

This record was acknowledged before me on this 20 day of August, 2025, by Joyce Lynn Ramsey.

Tami Blake
Signature

Notary
Title

My commission expires: 08-09, 2028



Unofficial Copy

EXHIBIT A

All that portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 3 North, Range 7 East of the W.M. in Skamania County, lying westerly and southerly of an unnamed creek;

More precisely described as the following:

Beginning at the Northwest corner of the Southwest 1/4 of said Section 25;

Thence South 88°46'29" East along the North line of said Southwest 1/4, a distance of 8.73 feet to the centerline of a stream;

Thence South 22°44'21" East along said centerline of stream, a distance of 238.08 feet;

Thence South 61°06'01" East along said centerline of stream, a distance of 43.80 feet;

Thence South 39°01'35" East along said centerline of stream, a distance of 82.76 feet;

Thence South 77°47'50" East along said centerline of stream, a distance of 83.76 feet;

Thence South 53°38'10" East along said centerline of stream, a distance of 49.67 feet;

Thence South 34°28'20" East along said centerline of stream, a distance of 59.81 feet;

Thence South 27°05'15" East along said centerline of stream, a distance of 108.29 feet;

Thence South 54°04'37" East along said centerline of stream, a distance of 57.56 feet;

Thence South 79°08'18" East along said centerline of stream, a distance of 169.83 feet;

Thence South 09°27'44" East along said centerline of stream, a distance of 17.57 feet;

Thence South 70°32'40" East along said centerline of stream, a distance of 51.27 feet;

Thence South 34°46'52" East along said centerline of stream, a distance of 95.56 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25;

Thence North 88°39'54" West along said South line, a distance of 723.13 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25;

Thence North 00°39'17" East along the West line of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, a distance of 659.96 feet to the Point of Beginning.

Containing 4.42 ACRES, more or less.