

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

2025-001749

11/04/2025 03:08 PM

Request of: COLUMBIA GORGE TITLE



WHEN RECORDED MAIL TO:

Maitri Vibhakar
335 Northwest Uptown Terrace, Apt 3A
Portland, OR 97210

DOCUMENT TITLE(S)

Special Power of Attorney (Sale of Real Estate)

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

Ashish Vibhakar

GRANTEE(S):

Maitri Vibhakar

ABBREVIATED LEGAL DESCRIPTION:

Lot 3 ANDERSEN SP Bk 3/Pg 143

FULL LEGAL DESCRIPTION IS ON PAGE 2

TAX PARCEL NUMBER(S):

03-08-29-0-0-2003-00

**SPECIAL POWER OF ATTORNEY
(SALE OF REAL ESTATE)**

I, Ashish Vibhakar

hereby appoint **Maitri Vibhakar**

as my true and lawful attorney for me and in my name and stead, and for my use and benefit,

- to execute Contracts for Sale or Conveyance, documents to transfer title (including bills of sale) and any other instruments which may be necessary or proper to sell or convey the following described real property (Hereinafter referred to as 'the Real Property'):
- to accept payments towards such a sale or conveyance of the Real Property.
- to conduct any business with banking or financial institutions with respect to the proceeds from the sale or conveyance of the Real Property, including but not limited to, making deposits and withdrawals, negotiating or endorsing checks or other instruments with respect to sale or conveyance of the Real Property.
- to employ professional and business assistance as may be appropriate, including attorneys, accountants and real estate agents with respect to dealings of the Real Property.
- to manage, insure, improve, repair, collect rents, execute leases or take any other action that a landlord might take with respect to any interest of mine in the Real Property.

REAL PROPERTY -

Mailing Address - 91 Sprague Landing Road, Stevenson, WA 98648, USA.

A parcel of land located in Government Lot 1 of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the PATRICIA ANDERSEN Short Plat, as recorded in Book 3 of Short Plats, Page 143, Skamania County Records.

EXCEPTING THEREFROM that portion conveyed by Deed recorded June 4, 2019, as Auditor's File Number 2019000924, Skamania County Records.

Tax Parcel Number(s): 03-08-29-0-0-2003-00

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 be valid up to final and successful sale or conveyance of my interest in the Real Property.

Dated *20th March 2025*
Ashish Vibhakar
Ashish Vibhakar

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On MARCH 20th 2025 before me, ALICIA M AGUIRRE NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ----- ASHISH VIBHAKAR -----,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

