

After Recording Return to:

James F. & Joanne McClellan  
1819 McLean Road  
Mount Vernon, WA 98273



200003220043

Kathy Hill, Skagit County Auditor  
3/22/2000 Page 1 of 5 11:20:29AM

<b>Document Title:</b>	<b>Quit Claim Deed</b>
<b>Grantor:</b>	<b>James F. McClellan</b>
<b>Grantee:</b>	<b>Joanne McClellan</b>
<b>Assessor's Tax/Parcel Number:</b>	<b>340419-0-004-0001</b>

### QUIT CLAIM DEED

The Grantor, **James F. McClellan**, for and in consideration of love and affection, conveys and quit claims to **Joanne McClellan** the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

That Portion of Government Lot Two (2) Section Nineteen (19), Township Thirty Four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Government Lot, 495 feet East of the West Quarter Section corner of said Section; thence North 264 feet; thence East 165 feet; thence South 264 feet; thence West 165 feet to the point of beginning, EXCEPT the South 30 feet thereof for road, and EXCEPT the West 65 feet of the North 90 feet of the South 130 feet thereof.

Dated this 22 day of March, 2000.

34411  
 SKAGIT COUNTY WASHINGTON By Joanne McClellan  
 Real Estate Excise Tax **Joanne McClellan as Attorney in Fact for James F. McClellan**

MAR 22 2000

STATE OF WASHINGTON  
 COUNTY OF SKAGIT  
 Amount Paid \$  
 Skagit Co. Treasurer  
 By AW Deputy

I certify that I know or have satisfactory evidence that Joanne McClellan, signed this instrument and acknowledged it to be in her capacity as Attorney in Fact for James F. McClellan for the uses and purposes mentioned in the instrument.

Dated this 22 day of March, 2000.

Julie Ann Knutsen  
 Notary Public for the State of Washington  
 Residing at Boz PUBLIC  
 My Commission Expires 1-20-2004-20-04  
 JULIE ANN KNUTSEN  
 COMMISSION EXPIRES  
 NOTARY PUBLIC  
 OF WASHINGTON

## DURABLE POWER OF ATTORNEY

### 1) Designation

1.1 The undersigned spouses, **James F. McClellan and Joanne McClellan**, each as principals, being residents of and domiciled in the State of Washington, as authorized by RCW 11.94, reciprocally and individually, do hereby designate the following named person, if living and willing and able to act, as attorney-in-fact to act for either spouse who may hereafter become disabled or incompetent.

1.2 The other spouse, if living, able and willing to serve, is designated as attorney-in-fact for the disabled or incompetent spouse as principal. If the other spouse is deceased or is unable or unwilling to act, then **Jim William McClellan** is designated as attorney-in-fact to act for the principal.

### 2) Powers

2.1 The attorney-in-fact, as fiduciary, shall have all powers of an absolute owner over the assets and liabilities of the Principal, whether located within or without the State of Washington. The attorney-in-fact shall not have the power to revoke or change any estate planning or testamentary documents previously executed by the Principals, unless the document authorizes changes with court approval.

2.2 The attorney-in-fact shall have all powers as are necessary or desirable to provide for the support, maintenance, health, emergencies, and urgent necessities of the disabled or incompetent spouse.

### 3) Effectiveness, Duration

3.1 This Power of Attorney shall become effective upon the disability or incompetency of a spouse. Disability shall include the inability to manage his or her property and affairs,



200003220043

Kathy Hill, Skagit County Auditor

3/22/2000 Page 2 of 5 11:20:29AM

effectively for reasons such as mental illness, mental deficiency, physical illness or disability, advanced age, chronic use of drugs, chronic intoxication, confinement, detention by a foreign power or disappearance.

3.2 Disability may be evidenced by a written statement of a qualified physician regularly attending the principal and/or by other qualified persons with knowledge of any confinement, detention or disappearance. Incompetence may be established by a finding of a court having jurisdiction over the incompetent principal.

3.3 This Power of Attorney becomes effective as provided in this paragraph and shall remain in effect to the extent permitted by law or until revoked or terminated under Paragraph 4 hereof, notwithstanding any uncertainty as to whether the principal is dead or alive.

4) **Termination**

4.1 This Power of Attorney may be revoked, suspended or terminated in writing by the Principals with written notice to the designated attorney-in-fact, and by recording the written instrument of revocation in the Office of the Auditor of Skagit County, State of Washington.

4.2 The appointment of a guardian of the estate of the Principal vests in the guardian with court approval, the power to revoke, suspend or terminate this Power of Attorney.

4.3 The death of a Principal shall be deemed to revoke this Power of Attorney upon actual knowledge or actual notice being received by the attorney.

5) **Limitations on Powers**

Nothing contained herein shall authorize the attorney-in-fact to make, alter, revoke or change any testamentary disposition of the Principal's property or to make any gifts of such property during the Principal's lifetime except to the extent provided in a living trust.



200003220043

Kathy Hill, Skagit County Auditor

3/22/2000 Page 3 of 5 11:20:29AM

6) **Accounting**

Upon request of the Guardian of the estate of the Principal or the Personal Representative of the Principal's estate, the attorney-in-fact shall account for all actions taken by the attorney-in-fact for or on behalf of the Principal.

7) **Reliance**

The designated and acting attorney-in-fact and all persons dealing with the attorney-in-fact shall be entitled to rely upon this Power of Attorney so long as neither the attorney-in-fact, nor any person with whom said attorney-in-fact was dealing at the time of any act taken, pursuant to this Power of Attorney, had received actual knowledge or actual notice of any revocation, suspension or termination of the Power of Attorney by death or otherwise. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or Personal Representatives of the Principal.

8) **Indemnity**

The estate of the Principals shall hold harmless and indemnify the attorney-in-fact from all liability for acts done in good faith and not in fraud of the Principals.

9) **Fees and Expenses**

The attorney-in-fact shall be entitled to be paid a reasonable compensation for services performed as attorney-in-fact and to be reimbursed for all costs and expenses reasonably incurred.



200003220043

Kathy Hill, Skagit County Auditor

3/22/2000 Page 4 of 5 11:20:29AM

10) Applicable Law

The laws of the State of Washington shall govern this Power of Attorney.

*In Witness Whereof* we have hereto set our hands this 31 day of March, 1993:

James F. McClellan  
James F. McClellan, Principal

Joanne McClellan  
Joanne McClellan, Principal

STATE OF WASHINGTON

} SS

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James F. McClellan and Joanne McClellan signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 31<sup>st</sup>, 1993

John H. Kumb  
Notary Public in and for the State of  
Washington, residing at Mt. Vernon  
My Commission Expires: 9-24-93



200003220043

Kathy Hill, Skagit County Auditor