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, Skagit County Auditor

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RETURN ADDRESS:

MARY CUNKLE
P.O. BOX 2
LACONNER, WA 98257

Please print or type information

Document Title(s) (or transactions contained therein):

1. GENERAL POWER OF ATTORNEY
- 2.
- 3.
- 4.

FIRST AMERICAN TITLE CO.

B 63449 E-2

Reference Number(s) of Documents:

Grantor(s) (Last name first, then first name and initials)

1. LA CHANCE CUNKLE
- 2.
- 3.
- 4.
5. Additional names on page of document.

Grantee(s) (Last name first, then first name and initials)

1. MARY ELIZABETH CUNKLE
- 2.
- 3.
- 4.
5. Additional names on page of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

A Leasehold Interest in the following described property:

Tract 312 as per Survey of "SHELTER BAY, DIVISION NO. 2", recorded June 27, 1969 under Auditor's File No. 728258 and as revised by Survey recorded March 17, 1970, under Auditor's File No. 737013, records of Skagit County, Washington.

- Additional legal on page of document.

Assessor's Property Tax Parcel/Account Number

5100-002-312-0000 L84309

- Additional on page of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

GENERAL AND DURABLE

POWER OF ATTORNEY

OF

LA CHANCE CUNKLE

THE UNDERSIGNED, LA CHANCE CUNKLE, domiciled and residing in the City of LaConner, County of Skagit, State of Washington, as authorized by the Revised Code of Washington, Chapter 11.94, designates the following named person(s) as attorney in fact to act for the undersigned as the principal who may hereafter become disabled or incompetent.

1. Designation. MARY ELIZABETH CUNKLE, of LaConner, Washington, is hereby designated as attorney-in-fact for the Principal. If, for any reason, MARY ELIZABETH CUNKLE, becomes unable or unwilling to so act, then LORNA CUNKLE, of Sebastopol, California, is designated as alternate attorney-in-fact for the Principal, with the same authority, rights and obligations as the primary attorney-in-fact. In the event that a guardianship or limited guardianship of the person or estate of the Principal is necessary, the Principal designates the attorney-in-fact designated herein to serve in that role, subject to the confirmation of the Court.

2. Powers. 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 have the authority to sell, pledge, transfer, assign, commit or otherwise dispose of any and all assets of the Principal including bank accounts, stocks, bonds, savings certificates, certificates of deposit, treasury bills and real property. The attorney-in-fact shall not have the power to revoke or change any estate planning or testamentary documents previously executed by the Principal except as provided below. The attorney-in-fact shall incur no personal liability for acts done as attorney-in-fact, pursuant to the power and on behalf of the Principal. The attorney-in-fact shall specifically have the power and authority to alter, amend or revoke community property agreements; to make gifts of property owned by the Principal; to make transfers of the property to any trust, whether or not created by the Principal, in the event that the trust benefits the Principal and does not have dispositive provisions which are different from those which would have governed the property had it not been transferred to the trust; to execute assignments of assets pursuant to RCW 74.09.532; and to disclaim property as at the discretion and in the opinion of the attorney-in-fact appears appropriate.

3. Purposes. The attorney-in-fact shall have all of the powers as are necessary or desirable to provide for the support, maintenance, health, emergency care, and urgent necessities of the disabled or incompetent Principal.

4. Effectiveness. This General Power of Attorney shall become effective upon execution, and shall continue through any disability or incompetence of the Principal. The durable portion of this Power of Attorney shall become effective upon receipt by the designated attorney-in-fact of written evidence of the



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incompetency or disability of the Principal as determined by a court of competent jurisdiction or receipt of a written statement of determination of the disability of the Principal which shall include the inability to effectively manage his property and affairs for reasons such as mental illness, mental disability, physical illness or disability, advanced age, chronic use of drugs, chronic intoxication, confinement, detention, or disappearance. Such written statement shall be made by the then regularly attending physician, by another qualified physician or by other persons with knowledge of any confinement, detention, or disappearance. Incompetence may be established only by a finding of a court having competent jurisdiction over the Principal.

5. Duration. This Power of Attorney becomes effective as provided in Paragraph 4 above, and shall remain in effect to the extent permitted by RCW 11.94 or until revoked or terminated under Paragraph 6 or 7 below, notwithstanding any uncertainty as to whether the Principal is dead or alive.

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

7. Termination.

(a) By Appointment of Guardian. The appointment of a full guardian for the estate of the Principal vests in the guardian, with court approval, the power to revoke, suspend or terminate this Power of Attorney. The appointment of a guardian of the person only, or of a limited guardian without the specified power to revoke, suspend or terminate does not empower the guardian or limited guardian to revoke, suspend or terminate this Power of Attorney.

(b) By Death of Principal. 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-in-fact.

8. Accounting. The attorney-in-fact shall be required to account to any subsequently appointed personal representative.

9. 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 she is dealing at the time of any act taken pursuant to this Power of Attorney had received actual notice of any revocation, suspension, or termination of the Power of Attorney, by death or otherwise. Any actions so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or personal representatives of the Principal.

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

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



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12. Execution. This Power of Attorney is signed in duplicate on this 24 day of October, 1989.

LaChance Cunkle
Principal

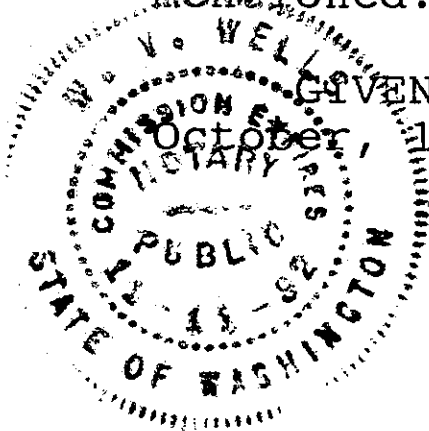
W. H. Wells
Witness

Barbara B. Wells
Witness

STATE OF WASHINGTON)
County of Skagit) SS. (INDIVIDUAL ACKNOWLEDGMENT)

On the date above mentioned, personally appeared before me LA CHANCE CUNKLE, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24 day of October, 1989.



W. H. Wells
Notary public in and for the State of Washington, residing at Anacortes.

My appointment expires: November 11, 1992



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