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**RETURN ADDRESS:**

**SAID ETEZAMI  
28010 DOBBEL AVE  
HAYWARD, CA 94542**

*Please print or type information*

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

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

**ISLAND TITLE CO.  
8/8/21**

**Reference Number(s) of Documents:**

**20475**

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

- 1. **FRIZZELL, HELEN**
- 2.
- 3.
- 4.
- 5.  Additional names on page \_\_\_\_\_ of document.

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

- 1. **ENTEZAMI, SAID**
- 2.
- 3.
- 4.
- 5.  Additional names on page \_\_\_\_\_ of document.

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

**THAT PORTION OF GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN; LYING SOUTHERLY OF THE CASCADE HIGHWAY, AS LOCATED ON OCTOBER 9, 1963, ALSO KNOWN AS STATE HIGHWAY 1-A; EXCEPT THAT PORTION LYING SOUTHERLY OF THE CASCADE RIVER. SITUATE IN SKAGIT COUNTY, WASHINGTON.**

**PTN. GL1, SEC 9, T 35N, R11EWM**

Additional legal on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

**351109-0-002-0005**

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.

Recording Requested By:  
Law Office of Dan Grimmer, Inc.  
39055 Hastings Street, Suite 203  
Fremont, CA 94538

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**DURABLE POWER OF ATTORNEY FOR MANAGEMENT  
WARNING TO PERSON EXECUTING THIS DOCUMENT:**

This is an important legal document. It creates a durable power of attorney that becomes effective immediately and remains effective notwithstanding your subsequent incapacity. Before executing this document, you should know these important facts.

1. This document may provide the person you designate as your Attorney in Fact with broad powers to dispose, sell, convey and encumber your real and personal property.

2. These powers will exist for an indefinite period of time unless you limit their duration in this document. These powers will continue to exist notwithstanding your subsequent disability or incapacity.

3. You have the right to revoke or terminate this Durable Power of Attorney at any time.

**POWER OF ATTORNEY TO BECOME EFFECTIVE IMMEDIATELY AND SHALL  
REMAIN IN EFFECT IN THE EVENT OF THE INCAPACITY OF PRINCIPAL**

This durable power of attorney shall become effective upon its execution by the undersigned principal. It shall not be

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**DURABLE POWER OF ATTORNEY FOR MANAGEMENT**

**ARTICLE I  
DECLARATIONS**

**Effective Date**

1.1 The effective date of this power is: 2/3/97.

**Principal Designation**

1.2 The name and address of Principal are: **HELEN FRIZZELL, 28010 Dobbel Avenue, Hayward, CA 94542.**

The first person pronoun, "I", and its variations, "ME", "MINE", and "MYSELF", refer to the PRINCIPAL.

**Attorney in Fact Designation**

1.3 The name and address of the Attorney in Fact are: **SAID ENTEZAMI, 28010 Dobbel Avenue, Hayward, CA 94542.**

The second person pronoun, "YOU", and its variations, "YOUR", and "YOURSELF", refer to the ATTORNEY IN FACT.

When you, as my Attorney in Fact, sign on my behalf under the powers I give you in this document, you shall use the following form as authorized in California Civil Code Section 1095:

	By	
(My Name)		(Your Signature) His/Her Attorney in Fact

**Attorney in Fact Succession**

1.4 If the above named person is unable or unwilling to act as my Attorney in Fact, then I designate and appoint the following person to serve as successor Attorney in Fact:

First Alternative Attorney in Fact:

JOYCE SELLERS  
24217 - 27th Avenue S. #B  
Des Moines, WA 98198

**Revocation**

1.5 I revoke all prior general or durable powers of attorney that I may have executed and I retain the right to revoke or amend this document and to substitute other attorneys in fact in place of any I have appointed herein. Amendments to this document shall be made in writing by me personally (and not by any attorney in fact), and



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they shall be attached to the original of this document and recorded in the same county or counties as the original if the original was recorded.

**Commencement of Authority**

1.6 This power of attorney shall become effective upon its execution by the principal.

**Continuation of Authority**

1.7 This power of attorney shall not be affected by the subsequent incapacity of the principal.

**Partial Cancellation**

1.8 If, BEFORE I SIGN THIS DOCUMENT, I cross out or write through any part of this document, and I put my initials opposite the canceled part, then I eliminate that part from the powers I give you in this document.

**ARTICLE II  
POWERS GIVEN TO THE ATTORNEY IN FACT**

**Appointment of Attorney in Fact**

2.1 I, as Principal, appoint you as my Attorney in Fact with full power of substitution, revocation, and delegation. I give you the powers in this document to use for my benefit and on my behalf. You shall use these powers in a fiduciary capacity.

**Powers of Attorney in Fact**

2.2 As to any assets (a) standing in my name, or (b) held for my benefit, or (c) acquired for my benefit, and subject to Paragraph 1.5, I give you these powers:

**Money Deposit Accounts**

1. As to any checking, savings, commercial, savings and loan, money market, credit union or other type of account in my name or opened for my benefit -- to open, withdraw, deposit into, close and to negotiate, endorse, or transfer any instrument affecting those accounts;

**Charge Accounts**

2. As to any charge account, credit card or credit account -- to open, and/or close, pay on, withdraw from or use for my benefit;

**Notes**

3. As to any promissory note receivable, secured or unsecured, or as to any deed of trust -- to collect on, sign, compromise, endorse, borrow against, hypothecate, release, enforce, assign, and reconvey that note and any related deed of trust;

**Stocks and Bonds**

4. As to any share of stock, bonds or any documents or

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instruments defined as securities under California law -- to open accounts with stockbrokers (on cash or on margin), buy, sell, endorse, transfer, hypothecate, negotiate, borrow against, and to hold in the name of a nominee;

**Real Property**

5. As to any real property -- to collect rents, disburse funds, hire professional property managers, lease to tenants, negotiate and renegotiate leases, borrow against, renew and loan, sign, endorse, or transfer any documents required for any transaction under this subparagraph 5, and to sell any of the real property;

Also, you shall have the power to list such property for sale or lease (either exclusive or nonexclusive), mortgage, encumber, hypothecate, borrow against, insure, improve, transfer, quitclaim, change the form of title of any real property, and to buy new real property or exchange existing real property, and to hire real estate brokers or other personnel with respect to any transactions regarding any real property;

**Residue of Personal Property**

6. As to any other property not listed in subparagraphs 1 through 5 above, to buy, sell, transfer, dispose of, borrow against, insure, change the form of title of, as needed in your judgment for my welfare and comfort;

**Employment of Third Parties**

7. To hire, remove, and to pay for from my funds and for my welfare, the services of domestic help, custodians and professional advisors, including a firm of which you are a member, without limitation: physicians, accountants, lawyers and investment counselors; to hire and to pay for from my funds the services of agents in order to carry out the powers herein, including without limitation: real estate agents, contractors, brokers, and bankers;

**Representation in Tax Matter**

8. To prepare, sign and file federal, state or local tax returns of all kinds, including but not limited to returns for income tax, fit tax, FUTA, FICA, payroll taxes, sales taxes and personal and real property taxes; to prepare, sign and file claims for refunds, requests for extensions of time, petitions to the tax court, or other courts regarding tax matters and any and all other tax related documents, including without limitation: receipts, offers, waivers, consents, closing agreements and any power of attorney form required by the Internal Revenue Service or the Franchise Tax Board or other like entity; to pay taxes due, collect refunds, post bonds, receive confidential information, and contest deficiencies; to exercise any elections I have under federal, state or local tax law; and generally to represent me in all tax matters and proceedings of all kinds for any year from 1927 to 2040;

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**Acquisition of Flower Bonds**

9. To buy in my name those U.S. Government bonds referred to as "Flower Bonds" that may be used to pay death taxes on my behalf;

**Dealing with Living Trusts**

10. To establish any trust, revocable or irrevocable, with my assets for my benefit or for the benefit of any other person upon such terms as may be necessary or proper, to transfer any asset in which I have an interest to any such trust or to any trust that I have created, and to exercise (in whole or in part), release, or let lapse any power I may have under any trust whether or not created by me, including the power of appointment, revocation, amendment, or withdrawal;

**Dealing with Retirement Plans and the Social Security Administration**

11. To select various payment options under any retirement plan in which I participate, including plans for self-employed individuals or IRA's, make beneficiary designations, make voluntary contributions to such plans, make so called "roll-overs" of plan benefits into other retirement plans, borrow from such plans if authorized by the plan and sell assets to or purchase assets from the plan if authorized by the plan; to execute any and all documents required by the Social Security Administration regarding my benefits, including the election of direct deposit of benefits, and to deal with any other matter within the purview of Social Security.

**Making of Loans and Gifts**

12. To loan any of my assets to any heir of mine, or their personal representatives or a trustee for their benefit, and such loans shall bear such interest, or no interest, and shall be secured or unsecured, as you shall deem advisable; to make gifts, grants, or other transfers without consideration to or for the benefit of any one or more of my heirs, or a charitable, educational or religious institution, either outright or in trust, including the forgiveness of indebtedness and the completion of any charitable pledge I may have made, to make payments for the college and post-graduate tuition and medical care of any of my heirs and to pay any fit tax that may arise by reason of such gifts. Such power and authority to make gifts shall include the power to disclaim, renounce, or assign any gift, insurance, inheritance, bequest or right of succession, with or without consideration;

**Exercise of Powers of Appointment**

13. To exercise any special powers of appointment that may at any time be held by me, and to enter into or make any other elections available to me under federal or state tax law;

**Collection of Benefits and Entitlement**

14. To apply for and to collect Social Security, pension,

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disability, retirement, unemployment, military, government, or insurance benefits or entitlements to which I may be entitled;

**Prosecution and Defense of Claims**

15. To prosecute and to defend legal actions and to make or compromise claims;

**Operation of a Business**

16. To continue the operation of any business now owned or hereafter acquired by me, for such time and in such manner as you may deem advisable, including, but not limited to, paying my employees, providing employee's benefits, and paying all business related expenses, to transact every kind of business for me, in my name, as my act and deed, to incorporate any business of mine and put additional capital into such business, to join in any plan of reorganization or consolidation or merger of such business, to enter into partnership or joint venture agreements, or to sell or liquidate the business at such time and on such terms as you shall deem advisable, and to represent me in establishing the value of any business under any "buy-out" agreement to which I may be a party;

**Transportation**

17. To arrange for transportation or travel of my person, my dependents, or my property and to pay for such expenses with my funds;

**Transmutation of Property**

18. To transmute community property into separate property for me or to transmute my separate property into community property by written agreement with my spouse, to terminate any joint tenancies of which I am a joint tenant, or to create joint tenancies with my property;

**Dealing with Insurance**

19. To insure my life or the life of anyone in whom I have an insurable interest, to insure any asset in which I have an interest from any casualty, liability or loss, to pay all insurance, premiums, to select any options under such policies, to increase or decrease coverage under any such policy, to borrow against such policy, to pursue all insurance claims on my behalf, to adjust insurance losses, to designate and change beneficiaries under any insurance policies insuring my life and beneficiaries under any annuity contract in which I have an interest, to purchase or maintain medical insurance on me, my spouse, or any of my descendants, or to cancel any of the policies described herein;

**Funeral Arrangements**

20. To make advance arrangements for funeral services and burial and to pay for such arrangements from my funds;



**Execution of Disclaimer**

21. To sign and deliver a valid disclaimer under the Internal Revenue Code and the California Probate Code, when, in your judgment, my family's best interests would be served, to that end, to hire and to pay for legal and financial counsel to make that decision as to whether to file that disclaimer;

**Safe Deposit Box**

22. To have access to and to remove any contents of any safe deposit box rented by me; and to have access to my confidential records and papers;

**Collection of Income**

23. To demand and to collect on my behalf any income, salary, wages, commissions, or distributions to which I am entitled;

**Maintenance of my Standard of Living**

24. To use my funds and property in providing for myself according to my habit and custom and to maintain my standard of living to which I am accustomed and to provide for my health, education, welfare and support;

**Medi-Cal Benefits**

25. To make such arrangements, take such action, and to otherwise deal with my property assets and the income therefrom so as to qualify me for Medi-Cal benefits;

**Miscellaneous Powers**

26. To open, read, respond to, and redirect my mail; cancel or continue any of my club, church or other memberships and to continue any payments or contributions incidental to such memberships; take custody of all my important documents, including, but not limited to, my Will, trust agreements, deeds, leased, life insurance policies, contracts and securities; to enter into oral or written agreements on my behalf; to support and maintain any animals I may own; to continue to pay installment obligations I may incur; to arrange for my transportation and travel; to determine or change my residence; to exercise or sell any option, conversion, or similar right; to execute, acknowledge and deliver any agreement, stock power, deed, leases and assignments of leases, assignments of accounts receivable, and notices of the expected assignments of such accounts and cancellation of such notices, covenants, indentures, mortgages, deeds of trust and reconveyances thereunder, bills, bonds, notes, receipts, evidence of debt, releases and satisfaction of mortgage, judgments and other debts, or any other documents for the accomplishment of, or relating to, any acts authorized by this document; and to perform all, any, and every act required to be done as fully as I could do if personally present and able to act; and

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**Incidental Powers**

27. In connection with any of the powers described herein, you are authorized and empowered to perform any other act necessary or incidental to the exercise of such powers with the same validity and effect as if I were personally present and exercise the powers myself.

**ARTICLE III  
POWERS YOU SHALL NOT HAVE**

Notwithstanding any of the powers otherwise granted herein or applied as a matter of law, my Attorney(s) in Fact shall not have the following powers which are hereby specifically withheld:

**Pay Your Own Obligations for Support**

3.1 To use my assets to pay for your legal obligations that include but are not limited to the support of your dependents;

**Exercise Powers of Trustee of Trust you Created**

3.2 To exercise any of the powers of the Trustee under an irrevocable trust of which you are Settlor (Trustor or Grantor) and of which I am Trustee;

**Exercise Incidents of Ownership Over Life Insurance**

3.3 To exercise any incident of ownership over any life insurance policy in which I own an interest and which insures your life;

**Making Wills or Codicils**

3.4 To make a Will for me or to Codicil my Will;

**Revocation of Will or Codicil**

3.5 To revoke my Will or Codicil; and

**Making Gifts to Yourself**

3.6 Unless you are my spouse, to make gifts to yourself or to engage in any other self-dealing transaction which might result in my assets being included in your gross estate for federal estate tax purposes, should you predecease me.

**ARTICLE IV  
CONSERVATORSHIP NOMINATION**

**Nomination of Conservator**

4.1 If protective proceedings of my person or estate or both are begun after I sign this document, I nominate for the Court's consideration the following persons:

For the conservator of my person: SAID ENTEZAMI

For the conservator of my estate: SAID ENTEZAMI



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**Termination of Power of Attorney**

4.2 On the appointment of a conservator of the principal's estate, this power of attorney shall terminate and the agent shall deliver the assets of the principal under the agent's control as directed by the conservator of the principal's estate.

**ARTICLE V  
THIRD PARTY RELIANCE**

For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, taxing authority, governmental agency, title company, or other party to act in accordance with the powers granted in this document, I hereby represent, warrant, and agree as follows:

**Hold Harmless Attorney in Fact**

5.1 If this document is revoked or amended for any reason, I, my estate, my heirs, successors, and assigns will hold any party or parties harmless from any loss suffered, or liability incurred, by such party or parties in acting in accordance with this document prior to that party's receipt of written notice of any such termination or revocation;

**Power to Act Alone**

5.2 The powers conferred on my Attorney(s) in Fact by this document may be exercised by such Attorney(s) in Fact acting alone, and his/her signature or act under the authority granted in this document may be accepted by third parties as fully authorized by me and with the same force and effect as if I were personally present, competent, and acting on my own behalf;

**Hold Harmless Third Parties**

5.3 No person who acts in reliance upon the authority and powers granted under this document shall incur any liability to me, my estate, successors, or assigns for permitting my Attorney(s) in Fact to exercise such authority and powers, nor shall any person who deals with my Attorney in Fact be responsible to inquire into his authority or to determine or insure the proper application of funds or property; and

**Authorization to Present Copies**

5.4 Only one original of this document has been executed. All parties dealing with my Attorney(s) in Fact are authorized to rely fully on a photocopy of the original executed document.

**ARTICLE VI  
GENERAL PROVISION**

**Intent of Principal**

6.1 This durable power of attorney is intended to allow my

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Attorney(s) in Fact to act fully on my behalf and the powers granted herein shall be construed to give them their greatest scope and affect.

**Pronoun Use**

6.2 Each pronoun used in this document, and the terms "agent" and "Attorney in Fact", shall be construed to include the masculine, feminine, neuter, singular and plural as required by the context in which used or the person to whom reference is made.

**Requirement of Two Signatures**

6.3 If I have appointed two (2) persons to serve under this document, they must act together, and both must sign whenever necessary.

**Powers to be Exercised for Benefit of Principal Only**

6.4 Your exercise of the delegated powers must be in a fiduciary capacity for my benefit and on my behalf.

**Governing Law**

6.5 This document is governed by the laws of the State of California in all respects, including its validity, construction, interpretation, enforcement and termination.

**Saving Clause**

6.6 If any provision of this document is not enforceable or is not valid, the remaining provisions shall nevertheless remain in full force and effect.

**Partial Release of Liability**

6.7 Notwithstanding the fiduciary duties of my Attorney(s) in Fact, no Attorney in Fact appointed herein shall incur any liability to me, my estate, my heirs, successors, or assigns for acting or refraining to act hereunder, except for willful misconduct or gross negligence. No Attorney in Fact hereunder shall have responsibility to make my assets productive of income, to increase the value of my estate, to diversify my investments, or for entering transactions authorized by this document with himself so long as he believes that such actions are in my best interests or in the best interests of my estate and those interested in my estate.

**Signing**

6.8 I, the Principal, sign this Durable Power of Attorney for Management on the date set opposite my signature.

DATED: 2/03/97

Helen J. Frizzell  
HELEN FRIZZELL

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