

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Jason and Benita Rozema
9067 Bayview Road
Bow, WA 98232



7/14/2006 Page 1 of 3 11:25AM

POWER OF ATTORNEY *121813-SE*
LAND TITLE OF SKAGIT COUNTY

Grantor (s): BENITA ROZEMA
Grantee (s): THE PUBLIC
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s):
Abbreviated Legal: LOTS 1 & 2, BLK 4, ADD. TO BAY VIEW
Additional Legal on page(s) 2
Assessor's Tax Parcel Nos: 4068-004-002-0001, P71083

1. **Designations.** BENITA ROZEMA, residing and domiciled in the state of Washington, as Principal, hereby designates JASON ROZEMA as attorney-in-fact, in the name, place, and stead of Principal.

2. **Purpose.** The purpose in granting this power of attorney is to enable the attorney-in-fact to act in the Principal's place and stead in the absence and/or unavailability of the Principal.

3. **Effectiveness.** This Durable Power of Attorney shall be effective immediately and shall not be affected by the later disability of the Principal.

4. **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, including but not limited to the following powers:

a. **Real Property.** To purchase, take possession of, lease, sell, convey, exchange, foreclose, mortgage, release, and encumber real property or any interest in the real property commonly known as: 12448 E. Street, Mount Vernon, Washington, which is legally described as follows:

Lots 1 and 2, Block 4, "ADDITION TO BAY VIEW, WASH.," as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley adjoining said premises that has reverted thereto by operation of law.

Situate in the County of Skagit, State of Washington.

b. Documents. To execute, amend and modify promissory notes, escrow instructions, deeds of trust, loan documents, closing statements and any other documents of similar import entered into by the Principal or the attorney-in-fact on behalf of the Principal for purposes, including, but in no way limited to the purchase of the real property described above.

5. Revocation. The Principal may revoke this power of attorney at any time by giving the attorney-in-fact written notice personally delivered or mailed to the last known address for the attorney-in-fact.

6. Termination; Guardian. This power of attorney shall be terminated upon receipt of written notice or actual knowledge by the attorney-in-fact of the death of the Principal, and further may be terminated by the guardian of the estate of the Principal following court approval of such termination.

7. Accounting. The attorney-in-fact shall be required to account to any subsequently appointed guardian of the estate of the Principal or personal representative of the estate of the Principal, if requested by same.

8. Reliance. The attorney-in-fact and any person dealing with the attorney-in-fact each shall be entitled to rely upon this power of attorney so long as such party has not received actual knowledge or actual notice of revocation, suspension, or termination of the power of attorney by death or otherwise. Any action so taken in good faith, unless otherwise invalid or unenforceable, shall be binding on the heirs, legatees, devisees, and personal representatives of the Principal.

9. Indemnification. The estate of the Principal shall hold harmless and indemnify the attorney-in-fact from any and all liability for acts done in good faith.

10. Applicable Law. The laws of the State of Washington shall govern this power of attorney.



