

When Recorded Return to:



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**Limited Durable Power of Attorney  
of  
Lynne Ann Ketzenburg**

**Lynne Ann Ketzenburg**, ("hereinafter the "Principal"), the undersigned individual, designates the following person as Attorney-in-Fact to act for the undersigned in the matters set forth herein.

1. **Designation.** I designate **Anthony Wayne Gwin**, of 42069 Cedar Street, Concrete, Washington as my Attorney-in-Fact, for me and in my name to do and perform the acts set forth in this Limited Durable Power of Attorney. I further grant the above-named Attorney-in-Fact every power necessary to carry out those acts.

2. **Powers.** The Attorney-in-Fact, as fiduciary, shall have the authority to take possession of, lease, sell, convey, exchange, release and encumber the Principal's interest in the real property located at 42069 Cedar Street, Concrete Washington, Tax Parcel No. P63377/3869-012-003-0006, and more particularly described as follows:

Lot 3, Block L, CAPE HORN ON THE SKAGIT DIV. 2, according to the plat thereof recorded in Volume 9 of Plats page 14, records of Skagit County, Washington.

Situated in Skagit County, Washington

*L.A.K.*

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The Attorney-in-Fact shall have the authority to execute for the Principal and in the Principal's name any and all documents necessary to accomplish any of the above-listed powers. The Attorney-in-Fact shall have the authority to negotiate for and in the name of the Principal with any third party in order to accomplish any of the above-listed powers.

3. **Effective Date.** This limited durable power of attorney shall become effective immediately upon execution by the Principal and shall survive the Principal's disability and/or incompetence.

4. **Termination.**

A. **Revocation by Principal.** This limited durable power of attorney shall continue until revoked in writing by the Principal pursuant to the terms of paragraph 5 below.

B. **Transfer of Property.** This power of attorney shall continue, unless earlier revoked by the Principal, until all of the documents necessary to transfer title from the Principal to any third party or parties are recorded and filed with Skagit County, Washington and the proceeds of the sale are distributed to the Principal by the closing agent.

C. **By Appointment of Guardian.** 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 limited durable power of attorney. The appointment of a guardian of the person does not empower the guardian to revoke, suspend or terminate this limited durable power of attorney.

D. **By Death of Principal.** The death of the Principal shall be deemed to revoke this durable limited power of attorney upon actual knowledge or actual notice being received by the Attorney-in-fact.

5. **Revocation.** This limited durable power of attorney maybe revoked, suspended or terminated in writing by the Principal with written notice to the designated Attorney-in-Fact, and if the same has been recorded, then by recording the written instrument of revocation with the Auditor of the County where the limited durable power is recorded.

6. **Reliance.** The designated and acting Attorney-in-Fact and all persons dealing with the Attorney-in-Fact shall be entitled to rely upon this durable power of attorney so long as neither the Attorney-in-Fact nor any person with whom they were dealing at the time of any act taken pursuant to this durable power of attorney had received actual knowledge or actual notice of any revocation, suspension or termination of the durable power of attorney by death or otherwise. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees,

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legatees or personal representatives of the Principal. In addition, third parties shall be entitled to rely on a photocopy of the signed original herein, as opposed to a certified copy of the same.

7. **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.

8. **Applicable Law.** The laws of the State of Washington shall govern this durable power of attorney.

9. **Execution.** This durable power of attorney is signed on the 16<sup>th</sup> day of June, 2007, to become effective immediately.

  
LYNNE ANN KETZENBURG

STATE OF WASHINGTON }


ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **LYNNE ANN KETZENBURG** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16<sup>th</sup> day of June, 2007.



  
Printed Name Brittany A. Ladd  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires Nov. 20, 2007

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