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200712280088
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12/28/2007 Page 1 of 5 3:40PM

LAND TITLE OF SKAGIT COUNTY

126858-SAC

DOCUMENT TITLE(S):
DURABLE POWER OF ATTORNEY

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
GLEN H. FREDHOLM

GRANTEES:
SUE ELLEN TYERS

ABBREVIATED LEGAL DESCRIPTION:

TAX PARCEL NUMBER(S):
P58133/3808-000-042-0008

DURABLE POWER OF ATTORNEY

I, Glen H. Fredholm, a married man domiciled and residing in Skagit County, State of Washington, as authorized by the Revised Code of Washington, Chapter 11.94, hereby designate the following named person(s) as Attorney-in-Fact to act for me, in accordance with the authority laid out below.

1. **Designation.** I hereby designate both my daughter, Sue Ellen Tyers, of Winter Springs, Florida, and my son, Carl Jon Fredholm, of Torrance, California, as my Attorneys-in-Fact, each to have full and complete authority to act for me in accordance with the powers granted herein, and if either of them is unable or unwilling to act, the other shall act as my sole Attorney-in-Fact.

2. **Effectiveness; Duration.** This power of attorney shall take effect immediately, shall not be affected thereafter by my disability or incapacity, and shall continue until revoked or terminated under paragraph 4 infra, notwithstanding any uncertainty as to whether I may still be alive.

3. **Powers.** The Attorney-in-Fact shall have all of the powers of an absolute owner over my assets and liabilities, whether located within or without the State of Washington. These powers shall include, without limitation, the following powers and authority:

3.1 **Real Property.** The Attorney-in-Fact shall have the authority to purchase, take possession of, lease, sell, convey, exchange, mortgage, release and encumber real property or any interest in real property, including my homestead interest in any real property.

3.2 **Personal Property.** The Attorney-in-Fact shall have the authority to purchase, receive, take possession of, lease, sell, assign, endorse, exchange, release, mortgage, and pledge any personal property or any interest in personal property.

3.3 **Financial Accounts.** The Attorney-in-Fact shall have the authority to deal with accounts maintained by me or on my behalf with institutions (including, without limitation, banks, savings and loan associations, credit unions, and security dealers). This shall include the authority to maintain and close existing accounts; to open, maintain, and close other accounts; and to make deposits, transfers, and withdrawals with respect to all such accounts.

3.4 **United States Treasury Bonds.** The Attorney-in-Fact shall have the authority to purchase United States Treasury Bonds.

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200712280088
Skagit County Auditor

Page 1 of 4

3.5 **Monies Due.** The Attorney-in-Fact shall have the authority to request, demand, recover, collect, endorse and receive all monies, debts, accounts, gifts, bequests, dividends, annuities, rents and payments due to me.

3.6 **Claims Against Principal.** The Attorney-in-Fact shall have the authority to pay, settle, compromise, or otherwise discharge any and all claims of liability or indebtedness against me (the Principal), and, in so doing, use any of my funds or other assets or use funds or other assets of the Attorney-in-Fact and obtain reimbursement from my funds or other assets.

3.7 **Legal Proceedings.** The Attorney-in-Fact shall have the authority to participate in any legal action in my name or otherwise. This shall include (a) actions for attachment, execution, eviction, foreclosure, indemnity, and any other proceeding for equitable or injunctive relief and (b) legal proceedings in connection with the authority granted in this instrument.

3.8 **Written Instruments.** The Attorney-in-Fact shall have the authority to sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper in the exercise of the powers and authority granted to the Attorney-in-Fact as fully as I could do if personally present.

3.9 **Safe Deposit Box.** The Attorney-in-Fact shall have the authority to enter any safe deposit box in which I have a right of access.

3.10 **Informed Consent.** If my attending physicians determine that I am incapable of giving informed consent to health care, the Attorney-in-Fact shall have the authority to provide informed consent on my behalf for the conduct of medical tests, surgery, or other forms of health care, and to execute all medical and hospital forms of consent in connection therewith. In connection with this authority, the Attorney-in-Fact is also authorized to review any of my medical records in order to assist in making an informed consent decision. However, in the event of any conflict in the directions provided by my Attorney-in-Fact, recognizing that I designate two of them by this instrument, and in order to provide definitively for any such conflict, the directions of Carl Jon Fredholm shall take precedence.

3.11 **Qualifying for Benefits.** The Attorney-in-Fact shall have the authority to transfer assets by gift or otherwise for the purposes of my qualifying for government benefits including, but not limited to, M authority

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200712280088
Skagit County Auditor

Page 2 of 4

to make gifts does not extend beyond those for the purpose of qualifying for such benefits.

3.12 Transfers to Trust. The Attorney-in-Fact shall have the authority to transfer assets of all kinds to the Trustee of any trust which:

- a. I have created, or
- b. is created by a third party and is for my sole benefit during my lifetime, which terminates at my death, and under which the property is distributable to the Personal Representative of my estate.

4. Coordination. Recognizing that two attorneys-in-fact are designated herein, each of whom may act independently, I direct that the attorneys-in-fact so designated take adequate measures to coordinate their actions, each with the other, to ensure, as much as possible, that they act on my behalf in a consistent manner.

5. Termination. This power of attorney may be terminated by the following:

- a. My written notice to the Attorney-in-Fact, and if this power of attorney has been recorded, by recording the written instrument of revocation in the office of the recorder or auditor of the place where the power was recorded;
- b. A guardian of the estate or the Principal, after court approval of such revocation; or
- c. By my death, upon actual knowledge or receipt of written notice by the Attorney-in-Fact.

6. Accounting. Upon my request or the request of any guardian of the estate of the Principal or the personal representative of my estate, the Attorney-in-Fact shall be required to account for all actions taken by the Attorney-in-Fact for or on my behalf.

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 they are 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 actions so taken, unless otherwise invalid or unenforceable, shall be binding on my heirs, devisees, legatees, or personal representatives.

8. Indemnity. For
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200712280088

Skagit County Auditor

the Attorney-in-
done pursuant to

Page 3 of 4

this power of attorney and on my behalf, and my estate shall hold harmless and indemnify the Attorney-in-Fact from all liability for acts done in accordance therewith.

9. **Revocation of Prior Powers of Attorney.** This document hereby revokes any power of attorney I previously executed, specifically to include that certain power of attorney of December 12, 2003.

10. **Nomination of Guardian.** In the event that a guardianship or a limited guardianship of my person or estate is necessary, I designate my son Carl Jon Fredholm to serve in that role, subject to the confirmation of the court, and if Carl Jon Fredholm is unable or unwilling to so serve for any reason, I then designate my daughter Sue Ellen Tyers as my Guardian, again subject to confirmation of the court.

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

DONE this 27th day of June, 2005.

Glen H. Fredholm

Glen H. Fredholm

Witness: Alan R. Souders

Witness: John P. King

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Glen H. Fredholm signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned.

DATED: June 27, 2005



Sandra Lee Meyer
Notary Public in and for the State of
Washington, residing at Anacortes
My appointment expires: 19 Nov 2005



200712280088
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