



201005190075

Skagit County Auditor

5/19/2010 Page 1 of 7 3:49PM

Return Address:

**Guardian Northwest Title
1301 B Riverside Drive
Mount Vernon, WA 98273**

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

1. Durable Power of Attorney

2.

GUARDIAN NORTHWEST TITLE CO.

3.

99504-3

4.

**Reference Number(s) of Documents assigned or released:
(on page of documents(s))**

Grantor(s)

1. Winifred M. Rohweder

2.

3.

4.

Additional Names on page of document.

Grantee(s)

1. Marilyn Hutchison

2.

3.

4.

Additional Names on page of document.

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

The south 1/2 of Tract 3 and the North 1/2 of Tract 4, "KNOWLTON'S FIRST ADDITION", as per plat recorded in Volume 7 of Plats, page 59, records of Skagit County, Washington

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number

P66259, 3936-000-004-0009

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

WINIFRED M. ROHWEDER DURABLE POWER OF ATTORNEY

The undersigned, WINIFRED M. ROHWEDER, as principal, residing in the State of Washington, designates the following named person as Attorney-in-Fact for the principal and hereby revokes all prior powers of attorney. This Power of Attorney shall not be affected by the disability of the principal.

1. Designation of Attorney-in-Fact: MARILYN HUTCHISON, of Burlington, Washington, if living, able and willing to serve, is designated as Attorney-in-Fact for the principal. In the event that she should fail, refuse, neglect or be unable to act, then and in that event, GARY ROHWEDER, of Bellingham, Washington, is designated to serve, with all powers granted herein.

2. Powers of Attorney-in-Fact: The Attorney-in-Fact, as fiduciary, shall have and exercise all powers the principal would have if alive and competent, subject only to the exceptions mandated by Chapter 11.94 RCW, as amended. The Attorney-in-Fact shall not have the power to revoke or change any estate planning or testamentary documents or trust agreements, unless the document authorizes changes with court approval. The powers of the Attorney-in-Fact shall not include the authority to make health care decisions. By way of illustration and not as a limitation Exhibit "A" attached hereto enumerates specific authorization for actions which may be exercised by the Attorney-in-Fact.



3. Purposes: The Attorney-in-Fact shall exercise broad powers of management over the assets, liabilities, and business affairs of principal and do those things which are necessary or desirable to provide for the support, maintenance, health, and other needs of the principal. If protective proceedings are hereafter commenced, the principal nominates the Attorney-in-Fact as the guardian or limited guardian of the estate or person for consideration by the court.

4. Effective Date: This Power of Attorney shall become effective immediately.

5. Duration: This Durable Power of Attorney becomes effective as provided in paragraph 4 and shall remain in effect to the extent permitted by Title 11, Revised Code of Washington, or until revoked or terminated under paragraph 6, notwithstanding any uncertainty as to whether the principal is dead or alive. This power of attorney shall not be affected by disability of the principal and shall otherwise continue in full force and effect until revoked or terminated as hereinafter provided.

6. Termination:

(a) 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 Power of Attorney. The appointment of the guardian of the person only does not empower the guardian to revoke, suspend, or terminate this Power of Attorney.

(b) By Death of Principal: The death of the principal shall be deemed to revoke this Power of Attorney upon actual knowledge or actual notice being received by the Attorney-in-Fact.

(c) By Principal: The principal may revoke this Durable Power of Attorney by a writing signed by the principal and recorded in the office of the auditor or recorder of deeds in the

county where principal resides or by destruction of all original counterparts of this Durable Power of Attorney.

7. Accounting: The Attorney-in-Fact shall be required to account to any subsequently appointed personal representative.

8. 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 he or she was dealing at the time of any act taken pursuant to this Power of Attorney, has received actual knowledge or actual notice of any revocation, suspension, or termination of the Power of Attorney by death or otherwise. Any action so taken, unless otherwise invalid or unenforceable, shall be binding upon the heirs, devisees, legatees or personal representatives of the principal.

9. 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.

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

11. Execution: This Power of Attorney is signed in duplicate on this 14th day of April 2008 to become effective as provided in paragraph 4 of this document.



WINIFRED M. ROHWEDER




201005190075
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

This is to certify that on the 14th day of April 2008, before the undersigned notary public, personally appeared WINIFRED M. ROHWEDER to me known to be the person described in and who executed the foregoing Durable Power of Attorney, and who acknowledged to me that the same was signed as {his/her} free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public in and for the State
of Washington, residing at: Bellingham
My Commission Expires: 3/3/10



201005190075
Skagit County Auditor

Durable Power of Attorney
EXHIBIT "A"

- ___ 1. Open, close, or rollover accounts such as checking accounts, saving accounts, money market accounts, certificates of deposit, individual retirement accounts, pension accounts, and/or annuities.
- ___ 2. Give orders to buy, sell, or exchange assets held for investment including without limitation, stocks, bonds, mutual fund shares, and other investment securities.
- ___ 3. Engage an agent or broker to buy, sell, or exchange real or personal property on such terms as the attorney in fact believes to be just and sign deeds, easements, instructions, and/or settlement statements as needed.
- ___ 4. Give Bills of Sale, certificates of title, release of interest, or tax reports such as may be customary for the evidence of transactions involving motor vehicles, equipment, property held for business, hobby, or personal use.
- ___ 5. Make gifts to church or charitable organizations with which I have a pledge or history of continuing financial support.
- ___ 6. Make gifts or purchases for special occasions including holidays, birthdays, anniversaries, and the like when a family member is beneficiary and the gift will not cause me to be unable to meet my own obligations.
- ___ 7. To engage professional services for legal advice, financial advice, accounting, insurance, and management as appropriate to the administration of the affairs of the principal.
- ___ 8. To borrow money, including the use of credit accounts, open accounts and to give promissory notes and security as appropriate for lender / borrower transactions.
- ___ 9. To settle or litigate, in any forum, disputes involving my business and personal affairs including without limitation mediation, arbitration, settlement conference, trial to a judge, jury, administrative tribunal, or appellate body.
- ___ 10. To report and pay all local, state, and federal tax liability which may arise or contest the same on reasonable grounds.

WR
I approve all of the above.

W M R

WINIFRED M. ROHWEDER



201005190075
Skagit County Auditor

AFFIDAVIT OF ATTESTING WITNESSES

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

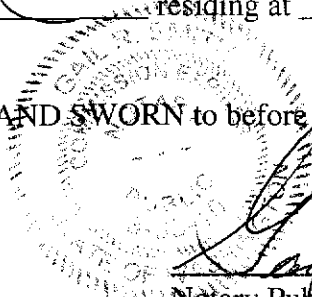
The undersigned, being first duly sworn, deposes, each for themselves, that they are a competent witness, knows WINIFRED M. ROHWEDER and is one of the subscribing witnesses to the attached Durable Power of Attorney. The said Durable Power of Attorney was signed by the WINIFRED M. ROHWEDER on the date it bears, in the presence of the undersigned, and WINIFRED M. ROHWEDER published the instrument as, and declared the same to be, her Durable Power of Attorney and requested us, in attestation thereof, to subscribe our names as witnesses thereto. The undersigned subscribed our names as witnesses to said Durable Power of Attorney.

At the time of executing the said instrument WINIFRED M. ROHWEDER was over the age of twenty (21) years, was of sound and disposing mind and not acting under duress, menace, fraud or undue influence.

At the time of executing the said instrument WINIFRED M. ROHWEDER had a broken right arm which is her usual writing arm. WINIFRED M. ROHWEDER signed said Durable Power of Attorney with her left arm.

Jayah M. Spading residing at Sedro Woolley, WA
Pat Miller residing at Cummins Island, WA

SUBSCRIBED AND SWORN to before me this 14th day of April, 2008.



Jayah M. Spading
Notary Public in and for the state of
Washington, residing at Bellevue
My Commission Expires: 3/3/10

