



201207020105
Skagit County Auditor

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WHEN RECORDED RETURN TO:

Julius Klemm
1501 Collins Road, #501
Sedro-Woolley, WA 98284

LAND TITLE OF SKAGIT COUNTY

142958-SE

DOCUMENT TITLE(S):
Durable Power of Attorney

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:
EMILIE KLEMM

GRANTEES:
JULIS KLEMM

ABBREVIATED LEGAL DESCRIPTION:

Lot 3, Hill Country Subdivision.

TAX PARCEL NUMBER(S):
4161-000-003-0012, P76480

DURABLE POWER OF ATTORNEY

WHEREAS **EMILIE KLEMM** (hereinafter the "principal") has the utmost trust in **JULIUS KLEMM** (hereinafter the "attorney-in-fact") and is desirous of giving **JULIUS KLEMM** authority over the principal's property and person in the event the principal becomes disabled or incompetent so that the attorney-in-fact may make the necessary decisions for the principal rather than have such decisions made by a relative or unknown person, now, therefore, **JULIUS KLEMM**, if living, willing and able to serve, is appointed as attorney-in-fact for **EMILIE KLEMM**.

1. Powers:

A. Regarding Property, Property Rights and Liabilities.

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. The attorney-in-fact shall not have power to revoke or change any documents of a trust and/or of a testamentary nature executed by the principal. The attorney-in-fact shall have all powers as are necessary for the orderly management of the principal's assets and liabilities and all powers necessary or desirable to provide for the support, maintenance, health, emergencies and urgent necessities of the principal and to hire professional help and consultants.

B. Regarding the Person of the Principal.

The attorney-in-fact shall have the authority regarding the person of the principal to make all decisions that a court appointed guardian of the person would have authority to make under the laws of the State of Washington, including, but not limited to, the authority to consent to operations and other medical treatment, the choice of living accommodations for the principal, if necessary, and to hire professional help and consultants and to pay all necessary and reasonable expenses incurred in relation to the broad authority herein given.

The attorney-in-fact shall have the authority to consent to medical and surgical care and nontreatment for the undersigned principal; consent to the withholding or withdrawal of life-sustaining treatment for the undersigned principal; consent to the admission of the undersigned principal to a medical, nursing, residential, or similar facility; and enter into agreements for the undersigned principal's care



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2. Effectiveness:

This power of attorney shall become effective upon the disability or incompetence of the principal. Disability shall include the inability to manage his or her property and affairs effectively for reasons such as mental illness, mental deficiency, physical illness or disability, advance age, chronic use of drugs, chronic intoxication, confinement, detention by a foreign power or disappearance. Disability may be evidenced by a written statement of a qualified physician attending the principal and may be further evidenced by other qualified persons with knowledge of any of the conditions hereinabove set forth. Incompetence shall be established by a finding of a court having jurisdiction over the principal.

3. Duration:

This durable power of attorney becomes effective as provided in Paragraph 2 hereof and shall remain in effect to the extent permitted by RCW 11.94.010 unless terminated as hereinbelow provided, notwithstanding any uncertainty as to whether the principal is dead or alive.

4. Revocation:

This power of attorney may be revoked in writing by the principal at any time, unless the principal is disabled or incompetent. The written notice shall be given to the designated attorney-in-fact as hereinabove set forth and by recording the written instrument or revocation with the office of the recorder or auditor of any counties where this document has been recorded or where the principal resides.

5. Termination

A. Appointment of Guardian of the property of the principal terminates this power of attorney as to the property. The appointment of a guardian of the person of the principal terminates this power of attorney as to the person of the principal.

B. By Death of the Principal:

The death of the principal shall be deemed to revoke the power of attorney upon proof of death being received by the attorney-in-fact.

6. Accounting:

The attorney-in-fact shall keep accurate records of the principal's financial affairs, including documentation of all transactions in which the attorney-in-fact is involved. The attorney-in-fact shall have power to do all banking transactions including but not limited to safe deposit box transactions in which the principal has ownership.

7. Appointment of Guardian:



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In the event that a guardian of the person or estate, or both, shall be required for the principal, the principal hereby nominates the attorney-in-fact as her guardian and encourages the court petitioned to refuse any appointment made by any other person, be that person petitioning a member of the principal's family or not, in favor of the attorney-in-fact.

8. Expenses:

The principal hereby authorizes and directs the attorney-in-fact to advance all reasonable and desirable expenses in the exercise of the responsibilities within this power of attorney and, further, to reimburse the attorney-in-fact for reasonable and desirable expenses advanced by such attorney-in-fact. The attorney-in-fact is further authorized and encouraged, when said attorney-in-fact deems it desirable or necessary, to employ others to aid in the management of the principal's assets and in matters concerning the principal's person to include, but not limited to, the lawyers, accountants, physicians, nurses and other medical paramedical personnel.

9. 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 the person with whom he or she was dealing at the time of any act taken pursuant to this power of attorney had received actual knowledge or actual notice of the revocation or termination of the power of attorney by death or otherwise, and any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or personal representative of the party-principal.

10. Harmless:

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 and not in fraud on behalf of the principal.

11. Applicable Laws:

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

12. Execution:

This power of attorney is signed at Sedro Woolley, Skagit County, Washington, on this 20 day of July, 2011, to become effective as provided in Article 2.


EMILIE KLEMM

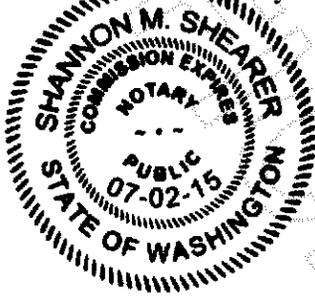


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STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me EMILIE KLEMM, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of July, 2011.



Shannon M. Shearer
NOTARY PUBLIC in and for the
State of Washington
Commission Expires 7-2-15



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