

WHEN RECORDED RETURN TO:

Redwood Escrow
Attn: Cherie Fick
16932 Woodinville-Redmond Rd. NE #204A
Woodinville, WA 98072



201210220040
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

142484-SA

DOCUMENT TITLE(S):
Durable Power of Attorney

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
John Mavar

GRANTEE:
Nick Mavar

ABBREVIATED LEGAL DESCRIPTION:

Lot 3, Skyline No. 3.

TAX PARCEL NUMBER(S):
3819-000-003-0002, P59103

DURABLE POWER OF ATTORNEY OF
JOHN MAVAR

JOHN MAVAR as principal, domiciled and residing in the State of Washington, as authorized by RCW 11.94.010, designates the following named person as attorney in fact to act for the undersigned principal who may hereafter become disabled or incompetent.

I. DESIGNATIONS

MAUREEN MAVAR, my mother, is designated as attorney in fact for the principal. If for any reason she becomes unable or unwilling to act as attorney in fact, then **NICK MAVAR** is designated as attorney in fact.

II. 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. The attorney in fact shall not have the power to revoke or change any estate planning or testamentary documents previously executed by the principal, unless the documents authorize changes with court approval. This includes power to execute promissory notes, bonds, mortgages, contracts, deeds of trust and any other instrument which may be necessary or proper to purchase and/or encumber the following described real property:

5403 Kingsway, Anacortes, WA

Tax Parcel #: 3819-000-003-0002

Together with any personal property located thereon. Giving and granting unto my said attorney in fact full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted with power to do and perform all acts authorized hereby; as fully to all intents and purposes as the Principal might or could do if personally present.

III. PURPOSES

The attorney in fact shall have all powers as are necessary or desirable to provide for the support, maintenance, health, emergencies, and urgent necessities of the principal.



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IV. EFFECTIVENESS

This power of attorney shall become effective on **June 8, 2012** or upon the disability or incompetence of the principal whichever occurs first. 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, advanced age, chronic use of drugs, chronic intoxication, confinement, detention by a foreign power, or disappearance. Disability may be evidenced by written statements from two qualified physicians, one regularly attending the principal and one other physician. Incompetence may be established by a finding of a court having jurisdiction over the incompetent principal.

V. DURATION

The durable power of attorney becomes effective as provided in Paragraph IV, above, and shall remain in effect regardless of any disability or incompetence to the extent permitted by RCW 11.94.010, and .020, or until revoked or terminated under Paragraphs VI or VII, below, notwithstanding any uncertainty as to whether the principal is dead or alive.

VI. REVOCATION

This power of attorney may be revoked, suspended, or terminated in writing by the principal with written notice to the attorney in fact and by recording the written instrument of revocation with the Snohomish County Auditor.

VII. TERMINATION

A. **By Appointment of Guardian.** The appointment of 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 a 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 Revocation.** By revocation of the written statement by the doctors having prepared the written statement in Section IV above.

VIII. ACCOUNTING

The attorney in fact shall be required to account to any subsequently appointed personal representative.

IX. 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 was 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 action so taken, unless otherwise invalid or enforceable, shall be binding on the heirs, devisees, legatees, or personal representatives of the principal.

X. 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.

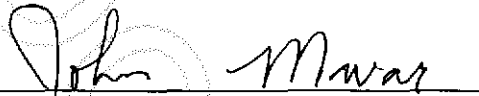
XI. APPLICABLE LAW

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

XII. EXECUTION

This power of attorney is signed on this 29 day of May, 2012, to become effective as provided in Paragraph IV, herein.

XIII. SIGNATURES AND ADDRESS



JOHN MAVAR
Domiciled and residing at:
Anacortes, Skagit County
State of Washington

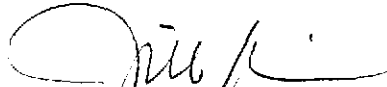


STATE OF WASHINGTON)
) ss.
COUNTY OF SNOTHUMISH)

This is to certify that on the 29 day of May, 2012, before me, the undersigned Notary Public, personally appeared **JOHN MAVAR** to me (known to be the individual described in and who executed the foregoing Durable Power of Attorney, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

SIGNED AND SWORN to before me this 29 day of May, 2012.





NOTARY PUBLIC in and for the
State of Washington
My Commission Expires 2/24/15

Prepared by:

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Cogdill Nichols Rein Wartelle Andrews
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