

WHEN RECORDED RETURN TO:

Elisabeth Trujillo

11201 Peter Anderson Rd
Burlington WA 98233



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DOCUMENT TITLE(S):
Durable Power of Attorney

GUARDIAN NORTHWEST TITLE CO.

106126-2

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

Ramona Salinas, as her separate estate

GRANTEES:

Lorrie A. Salinas-Malins and Elisabeth M. Trujillo

ABBREVIATED LEGAL DESCRIPTION:

Lot 7, Block 2, 4088 Klope's to Burlington, according to the Plat thereof filed in Volume 7 of Plats at Page(s) 40, records of Skagit County, Washington.

TAX PARCEL NUMBER(S):

P72638, 4088-002-007-0006

**DURABLE POWER OF ATTORNEY
OF
RAMONA Z. SALINAS**

I, RAMONA Z. SALINAS, a resident of the State of Washington, hereby revoke any other powers of attorney which I may have previously executed (excluding the Health Care Durable Power of Attorney that I executed on the same day as this instrument), and in their place execute this Durable Power of Attorney, as follows:

1. Designation of Co-Attorneys-in-Fact. I designate my daughters, LORRIE A. SALINAS-MALINS and ELISABETH M. TRUJILLO, as my co-attorneys-in-fact.

2. Effectiveness and Duration. This power of attorney is effective immediately, and it will not be affected by my subsequent disability. This power of attorney will remain in effect to the extent permitted by Chapter 11.94 of the Revised Code of Washington or until it is revoked, notwithstanding any uncertainty as to whether I am dead or alive.

3. Revocation. If I have given a copy of this durable power of attorney to my co-attorneys-in-fact, then I may revoke this power of attorney by written notice mailed or delivered to my co-attorneys-in-fact. Otherwise, I may revoke this power of attorney at any time by executing a written document to that effect, but notice of such revocation need not be given to my co-attorneys-in-fact.

4. General Authority. My co-attorneys-in-fact, as a fiduciary, shall have all powers of an absolute owner over my assets and liabilities, whether located within or without the State of Washington. Without limiting the general grant of authority, my co-attorneys-in-fact shall have the following powers:

a. To Acquire and Dispose of My Interests in Real and Personal Property. My co-attorneys-in-fact have authority to buy, receive, lease, accept, or otherwise acquire; to sell, assign, convey, mortgage, hypothecate, pledge, quit claim or otherwise encumber or dispose of; to contract or agree for the acquisition, disposal or encumbrance of; or in any manner deal in and with any real or personal property whatsoever or any custody, possession, interest, or right therein, upon such terms as my said co-attorneys-in-fact shall think proper.

b. To Manage My Interests in Real and Personal Property. My co-attorneys-in-fact have authority to take, hold, possess, invest, lease, let, or otherwise manage any real or personal property or any interest therein; to eject, remove, or relieve tenants or other persons from and recover possession of such property by all lawful means; and to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify, or improve the same or any part thereof.

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c. To Transact My Business. My co-attorneys-in-fact have authority to make, do, and transact all and every kind of business of whatsoever nature or kind, including the receipt, recovery, collection, payment, compromise, settlement, disclaimer, and adjustment of all accounts, legacies, bequests, interests, dividends, annuities, demands, debts, taxes, and obligations, which may now or hereafter be due, owing, or payable by me or to me.

d. To Execute Legal Documents. My co-attorneys-in-fact have authority to make, endorse, accept, receive, sign, seal, execute, acknowledge, and deliver deeds, assignments, agreements, leases, mortgages, stock certificates, hypothecations, checks, notes, bonds, vouchers, receipts, and such other instruments in writing of whatever kind and nature as may be necessary, convenient, or proper in the circumstances.

e. To Deposit and Withdraw My Funds in Financial Institutions. My co-attorneys-in-fact have authority to deposit and withdraw in or from any banking or financial institution any funds, negotiable paper, or moneys which may come into my said co-attorneys-in-fact's hands as co-attorneys-in-fact, or which I now or hereafter may have on deposit or to which I may be entitled.

f. To Litigate. My co-attorneys-in-fact have authority to institute, prosecute, defend, compromise, arbitrate and dispose of legal, equitable, or administrative hearings, actions, suits, attachments, arrests, distresses or other proceedings, or otherwise engage in litigation in connection with my assets, liabilities and affairs.

g. To Act as My Proxy Regarding Securities. My co-attorneys-in-fact have authority to act as my attorney or proxy in respect to any stocks, shares, bonds, or other investments, rights or interests I may now or hereafter hold, whether for voting or transfer or the exercise of rights to subscribe for additional securities, or for any other purpose.

h. To Employ Agents. My co-attorneys-in-fact have authority to engage and dismiss agents, counsel, and employees upon such terms as my co-attorneys-in-fact shall think fit.

i. To Receive Funds from the United States. My co-attorneys-in-fact have authority to execute vouchers in my behalf for any amounts properly payable to me by the United States, and to receive, endorse and collect the proceeds of checks payable to my order drawn on the Treasury of the United States.

j. To Make Creditors' or Death Benefit Claims. My co-attorneys-in-fact have authority to prepare, serve and file notices and proofs of death and take such other steps as my said co-attorneys-in-fact shall deem necessary and proper to collect any amount which may now or hereafter be due, owing, or



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payable to me, upon any policies of insurance upon the life of any person or persons whomsoever; to select and exercise any option settlement available under the provisions of any such policies; and to give a full and complete acquittance to the insurer or insurers for any amounts so collected.

k. To Access My Safe Deposit Box. My co-attorneys-in-fact have authority to have access to any safe deposit box, warehouse, depot, dock or other place of storage or safekeeping, governmental or private; to take possession, and order the removal and shipment, of anything therefrom; and to execute and deliver any release, voucher, receipt, shipping ticket, certificate, or other instrument necessary or convenient for such purpose.

5. Specific Authority. In addition to the general authority granted in paragraph 4, my co-attorneys-in-fact shall have the following specific powers:

a. To File My Tax Returns. My co-attorneys-in-fact have authority to prepare, execute and file any tax return or document required by any federal or state government or taxing authority; to represent me as a taxpayer before any office of the Internal Revenue Service with respect to all Internal Revenue tax matters for any past or future tax periods; to receive confidential information and on my behalf to receive, endorse and collect checks in payment of any refund of Internal Revenue tax, penalties, or interest; to execute waivers (including offers of waivers) of restrictions on assessment or collection of deficiencies in tax and waivers of notice of disallowance of a claim for credit or refund; to execute consents extending the statutory period for assessment or collection of taxes; to execute any agreements under the Internal Revenue Code; and to delegate authority or substitute another representative.

b. To Make Disclaimer on My Behalf. My co-attorneys-in-fact have authority to make a qualified disclaimer, as defined in Section 2518(b) of the Internal Revenue Code of 1986, as amended, of any interest, or part thereof, that I could disclaim under RCW 11.86 et seq.

c. To Make Gifts of My Property. My co-attorneys-in-fact have authority to make gifts, either outright or in trust, to or for the benefit of my grandsons and granddaughter, that qualify for the federal gift tax annual exclusion under Section 2503(b) or Section 2503(e) of the Internal Revenue Code of 1986, as amended. My co-attorneys-in-fact have the authority to make gifts to qualified charitable organizations. For purposes of this paragraph, the term "charitable organizations" refers to private foundations and to those qualified organizations described in each of Section 170(b)(1)(A), Section 2055(a) and Section 2522(a) of the Code.

d. To Make Transfers of My Property. My co-attorneys-in-fact have authority to make transfers of my property, including gifts to my co-attorneys-in-fact, grandsons or granddaughter, for the purpose of qualifying for governmental



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medical assistance or long-term care coverage, or to avoid estate recovery related to such assistance or coverage, to the full extent provided by law should there be a need for medical care or long-term care. Any transfers made pursuant to this paragraph shall be deemed not to be a breach of fiduciary duty by the co-attorneys-in-fact.

e. To Have Access to Estate Planning Documents. My attorneys are authorized to disclose the content of my estate planning documents, specifically including my will and any trusts I have established, to my co-attorneys-in-fact, and to deliver copies of the same to my co-attorneys-in-fact. If my co-attorneys-in-fact are appointed as co-guardians of my estate, then my attorney is also authorized to disclose the content of my estate planning documents to my co-guardians and to deliver copies of the same to my co-guardians.

f. To Establish a Revocable Trust for My Benefit. My co-attorneys-in-fact are authorized to establish a revocable trust that operates for my sole benefit during my life, and upon my death has terms identical to those of the most recent will that I executed prior to the establishment of the revocable trust. I authorize my co-attorneys-in-fact to act as the trustee(s) of the revocable trust, or to appoint an institution as sole trustee or co-trustee. I further authorize my co-attorneys-in-fact to transfer all of my property to the revocable trust.

6. Reimbursement of Costs. My co-attorneys-in-fact shall be entitled to reimbursement for all reasonable costs actually incurred and paid by my co-attorneys-in-fact on my behalf under the authority granted in this instrument.

7. Nomination of Guardian. I nominate my co-attorneys-in-fact as guardians or limited guardians of my estate for consideration by the court if protective proceedings for my estate are hereafter commenced.

8. HIPAA Release Authority. I intend for my co-attorneys-in-fact to be treated as I would be with respect to my rights regarding the disclosure of my individually identifiable health information or other medical records. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (also known as "HIPAA"), 42 USC 1320d and 45 CFR 160-164.

I hereby authorize any physician, health care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy or other covered health care provider, any insurance company and the Medical Information Bureau, Inc. or other health care clearinghouse that has provided treatment or services to me, or that has paid for or is seeking payment from me for such services, to give, disclose and release to my co-attorneys-in-fact, without restriction, all of my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition, including all information relating to the diagnosis and treatment of HIV/AIDS, sexually transmitted diseases, mental illness, and drug or alcohol abuse.



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The authority given to my co-attorneys-in-fact shall supersede any prior agreement that I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health care information. The authority given to my co-attorneys-in-fact shall expire at the earlier of my death, the appointment of co-guardians of my person, or upon my revoking the authority in writing and delivering it to my health care provider.

9. Ratification and Indemnity. I hereby ratify all that my co-attorneys-in-fact shall lawfully do or cause to be done by virtue of this document, and I shall hold harmless and indemnify my co-attorneys-in-fact from all liability for acts done in good faith.

10. Parties Bound. I declare that any act or thing lawfully done hereunder by my co-attorneys-in-fact shall be binding on me, my heirs and devisees, my legal and personal representatives, and assigns.

11. Reliance on Photocopy. Third parties shall be entitled to rely upon a photocopy of the signed original hereof as opposed to a certified copy of the same.

In witness of this, I have signed on 9/27/11.

Ramona Z. Salinas
RAMONA Z. SALINAS

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that RAMONA Z. SALINAS 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 this instrument.

Dated: 9/27/11

Martha Tapia

Print Name: Martha Tapia
NOTARY PUBLIC in and for the State of
Washington, residing at
1405 WEST ST. MT. VERNON, WA 98273

My appointment expires: 7/29/14



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