

WHEN RECORDED RETURN TO:

Julie Blakeslee  
1501 4<sup>th</sup> Avenue, Ste 1400  
Seattle, WA 98101



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## **Chicago Title Insurance Company**

425 Commercial Street, Mount Vernon, Washington 98273

620022838

DOCUMENT TITLE(s)

1. **General-Durable Power of Attorney**
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

1. **Hazel M Blakeslee**
- 2.
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

1. Julie M Blakeslee
2. **Don R Blakeslee**
- 3.

☐ Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

Unit 9 Condo: STONEBRIDGE CONDOMINIUM PH 3

☐ Complete legal description is on page \_\_\_\_\_ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P117992

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature \_\_\_\_\_

This cover sheet is for the County Recorder's indexing purposes only.

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

**General-Durable Power of Attorney**  
**of**  
**Hazel M. Blakeslee**  
(Business Decisions)

I, **Hazel M. Blakeslee** (hereafter referred to as "Principal"), a resident of the State of Washington, hereby appoint **Julie M. Blakeslee** and **Don R. Blakeslee** as my Joint Attorney-in-Fact (hereafter referred to as "Attorney-in-Fact" or "Agent") to act on my behalf in the management of all my property and the conduct of all my affairs. In the event that either **Julie M. Blakeslee** or **Don R. Blakeslee** is unable or unwilling to act, I appoint the other as my sole Agent to act on my behalf in the management of all my property and the conduct of all my affairs.

1. Authority. My Agent shall have full power and authority to do anything whatsoever concerning my property and affairs, whether within or without the State of Washington, as fully and effectively as I could do personally. The following powers are examples of the complete and general authority granted by this power of attorney, but are not a limitation of it.

- a. To buy, receive, negotiate, contract, agree for, purchase, bargain, lease, accept, or otherwise acquire; to assign, sell, convey, mortgage, pledge, disclaim, 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 Agent shall think proper.
- b. To plat, short plat, and sub-divide real property, and to apply for and obtain conditional use permits, variances, and any and all other permits which may be required for the legal enjoyment, use and occupancy of real property whether required by local, city, county, state or federal municipalities, and subdivisions or agencies thereof, to dedicate any street, avenue, alley, place, way, easement or park for public uses.
- c. 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.
- d. 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,

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taxes, and obligations, which may now or hereafter be due, owing, or payable by me or to me.

e. To make, endorse, accept, bargain, contract, agree for, purchase, take, receive, sign, seal, execute, acknowledge, assign, release, transfer and deliver deeds, assignments, agreements, leases, mortgages, stock certificates, checks, notes, bonds, vouchers, receipts, covenants, indentures, bills, evidences of debt, and such other instruments in writing or whatever kind and nature as may be necessary, convenient, or proper in the circumstances.

f. To receive payments, deposit and withdraw, in either my Agent's name or my name or jointly in both our names, in or from any banking or financial institution any funds, negotiable paper, or moneys which may come into my said Agent's hands as Agent, or which I now or hereafter may have on deposit or to which I may be entitled. To gain entry into any and all safety deposit boxes on behalf of the principal. Pursuant to RCW 30.22.170, this power to receive payments and to make withdrawals from an account continues in spite of the incompetency of the principal.

g. To deal with accounts maintained by or on behalf of the Principal with institutions (including, without limitation, banks, savings and loan associations, credit unions, mutual fund companies and securities 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 such accounts.

h. 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. I authorize my agent to sue any person, employee, manager, organization, corporation, or entity that refuses to honor this document for all available damages, including punitive damages, and costs and attorney fees.

i. 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. To sell, transfer, assign and make deposits, withdrawals and gifts of securities, stocks, shares, bonds, unit trusts, mutual funds, retirement accounts and any and all other forms of investments (whether or not named herein) to any person or entity whatsoever.

j. My Agent shall have the power to establish one or more "individual retirement accounts" or other retirement plans or arrangements in my name.

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UNCONFIRMED  
In connection with any pension, profit sharing or stock bonus plan, individual retirement arrangement, Roth IRA, § 403(b) annuity or account, § 457 plan, or any other retirement plan, arrangement or annuity in which I am a participant or of which I am a beneficiary (whether established by my Agent or otherwise) (each of which is hereinafter referred to as "such Plan"), my Agent shall have the following powers, in addition to all other applicable powers granted by this instrument:

1. To make contributions (including "rollover" contributions) or cause contributions to be made to such Plan with my funds or otherwise on my behalf
  2. To receive and endorse checks or other distributions to me from such Plan, or to arrange for the direct deposit of the same in any account in my name or in the name of any revocable living trust that I may have created during my life.
  3. To elect a form of payment of benefits from such Plan, to withdraw benefits from such Plan, to make contributions to such Plan and to make, exercise waive or consent to any and all elections and/or options that I may have regarding contributions to, investments or administration of, distribution from, or form of benefits under, such Plan.
  4. To designate one or more beneficiaries or contingent beneficiaries for any benefits payable under such Plan on account of my death, and to change any such prior designation of beneficiary made by me or by my Agent, subject to the following limitation: My Agent shall have no power to designate my Agent directly or indirectly as a beneficiary or contingent beneficiary to receive a greater share or proportion of any such benefits than my Agent would have otherwise received, unless such change is consented to by all other beneficiaries who would have received the benefits but for the proposed change. The preceding limitation shall not apply to any designation of my Agent as beneficiary in a fiduciary capacity, with no beneficial interest.
- k. To engage and dismiss agents, counsel, and employees, and to appoint and remove at pleasure any substitute for my Agent, all upon such terms as my Agent shall think fit.
- l. 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.

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m. The Agent shall have the power and authority to act for the principal before the Social Security Administration and other agencies, contract for professional services (including health care services) and pay for them.

n. 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.

o. To make, amend, alter, or revoke any of the principal's life insurance, annuity, or similar contract beneficiary designations, employee benefit plan beneficiary designations, trust agreements, registration of the principal's securities in beneficiary form, payable on death or transfer on death beneficiary designations, designation of persons as joint tenants with right of survivorship with the principal with respect to any of the principal's property, community property agreements, or any other provisions for nonprobate transfer at death contained in nontestamentary instruments described in RCW 11.94.050.

Initial: H.B.

p. To disclaim property or gifts. To make gifts of property owned by the Principal, including gifts to family members and my Agent, PROVIDED, except for gifts to charity, that such gifts follow the same testamentary disposition that I have set forth in my most recent Will or trust that has not been revoked by me at the time of such gift; to make gifts to charities without regard to whether or not such a gift follows the testamentary disposition contained in my Will or trust.

Initial: H.B.

q. To prepare, serve and file notices and proofs of death and take such other steps as my said Agent shall deem necessary and proper to collect any amount which may now or hereafter be due, owing, or 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.

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r. 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 delivery any release, voucher, receipt, shipping ticket, certificate, or other instrument necessary or convenient for such purpose.

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 of Previous Inconsistent Powers of Attorney. I hereby revoke all previous powers of attorney to the extent that such previous documents relate to the business decisions as are listed herein.

4. Revocation. I may revoke this power of attorney by written notice mailed or delivered to my Agent. If a copy of that revocation is to be recorded as permitted by law, it shall be accompanied by my affidavit that it has been mailed or delivered to my Agent. I may also revoke this power of attorney by execution of a subsequent power of attorney with terms or named Agent inconsistent with this power of attorney.

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

6. Reliance. The designated and acting Agent and all persons dealing with the Agent shall be entitled to rely upon this power of attorney or a copy hereof so long as neither the Agent nor any person with whom my Agent 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 on the heirs, devisees, legatees or personal representatives of the principal. The Agent shall be required to account to any subsequently appointed personal representative.

7. Applicable Law. The laws of the State of Washington shall govern this power of attorney. However, should the laws of the State of Washington change, and said change grants greater powers and rights to Agents, it is my intent that my Agent have such greater powers and rights as may be then allowed by law. If a change in the law serves to restrict the powers and rights of an Agent, it is my direction and desire that any greater powers and rights as may be granted in this power of attorney shall control.

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8. Parties Bound. I declare that any act or thing lawfully done hereunder by my Agents shall be binding on me, my heirs and devisees, my legal and personal representatives, and assigns.

9. Special Provisions regarding Certain Investments and Investment Accounts. It is my desire, intent and direction that my Agent be able to deal with my securities, bonds, mutual funds, retirement accounts, stocks and all other investment accounts to the same extent as could I personally. The following special provisions are designed to assist in this intent when my Agent deals with such assets. As used in this Paragraph 9, "You" shall mean and include all securities dealers, brokers, investment advisors with whom I am dealing at the present time, and all others who may be holding or controlling any investment, account, stock, bond or fund wheresoever situated.

a. I hereby constitute and appoint my Agent and any successor Agent, as my Agents, with full power and authority for me and in my behalf to subscribe, buy, sell, and to trade in stocks, bonds, options, retirement accounts, calls (but authority is only granted to sell covered calls) or any other securities, limited partnership interests or investment and trust units, whether or not in negotiable form, issued or unissued, foreign exchange, commodities, and contracts relating to same (including commodity "futures"), on margin or otherwise, for my account or accounts with you, however designated, and whether presently open or hereafter opened.

b. You are accordingly authorized and empowered to follow the instructions of my Agents in every respect with regard to any such subscriptions, trades, purchases or sales, long or short, on margin or otherwise, for my account(s), and I hereby ratify and confirm any and all transactions, trades, or dealings effected in and for my accounts(s), by my Agents, and agree to indemnify you and hold you, your officers, agents and employees free and harmless of any loss, liability, or damage by reason thereof, which agreement shall survive any termination or revocation of this power of attorney and authorization.

c. My Agents is authorized to receive and vote proxies (or respond to requests for voting instructions) and exercise other rights on my behalf on all securities and other assets for my accounts.

d. I have inquired as to whether or not my Agents is registered (or is otherwise exempt from registration) with the Securities and Exchange Commission under the Investment Advisers Act of 1940 and with the appropriate state authority of my state of residence, where such registration would be required. In addition, I have investigated the business experience, qualifications and reputation of my Agents and am satisfied with the experience, qualifications and reputation of my Agents.

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f. This power of attorney and authorization shall continue in full force and effect, and you and your officers, agents, employees, successors and assigns shall be indemnified in relying thereon, until you shall receive written notice of revocation thereof, signed by me; or in the event of the termination thereof by my death, until you shall have received actual notice thereof, and such revocation or termination shall in no way affect the validity of this power and my liability under the indemnity herein contained, with reference to any transaction initiated by my Agents, prior to the actual receipt by you of notice of such revocation or termination, as above provided.

Hazel M. Blakeslee  
Hazel M. Blakeslee

Witness Janne M Nelson

I certify that I know or have satisfactory evidence that Hazel M. Blakeslee signed this instrument and acknowledged it to be her free and voluntary act for these uses and purposes mentioned in this instrument.

on April 19, 2005.

Notary Public

My commission expires: 6-1-08



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