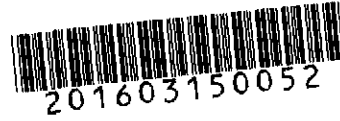


WHEN RECORDED RETURN TO:

Carey E. Rosser
977 Driftwood Lane
Fallon, NV 89406



Skagit County Auditor
3/15/2016 Page

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\$78.00

6 10:35AM

DOCUMENT TITLE(S):

General Durable Power of Attorney

GUARDIAN NORTHWEST TITLE CO.

A 110819 - 3

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:

Brook A. Prudden

GRANTEE:

Carey E. Rosser

ABBREVIATED LEGAL DESCRIPTION:

Lot 22 Village Park

TAX PARCEL NUMBER(S):

P112557, 4702-000-022-0000

GENERAL DURABLE POWER OF ATTORNEY

Effective Immediately

I, Brook A Prudden, the undersigned Principal, domiciled and residing in the State of Washington, hereby designate and appoint Carey E. Rosser as my Attorney-in-Fact. If guardianship of my person or estate becomes necessary or desirable, I nominate the above-named Attorney-in-Fact to serve as my guardian.

I herein create a durable power of attorney, not affected by my incapacity of whatever kind that may be. I direct that this document shall be liberally construed to give effect to its plain meaning. This document and all issues relating to it shall be governed by the laws of the State of Washington. I do not create herein a power of appointment as that term is used in the Internal Revenue Code and Regulations, but rather, I establish an ascertainable standard to govern my Attorney-in-Fact acting on my behalf, namely, that of a trustee if I am incapacitated.

So long as neither the Attorney-in-Fact nor any person with whom the Attorney-in-Fact was dealing at the time received actual knowledge of revocation or termination of this power of attorney, by death or otherwise, then the Attorney-in-Fact and such persons dealing with the Attorney-in-Fact shall be entitled to rely upon this power of attorney. Any action taken shall therefore be binding upon the Principal, heirs, legatees, devisees, guardians, agents, and personal representatives of the Principal.

1. **Effective Date/Duration.** This Power of Attorney shall become effective immediately upon execution and, unless revoked or terminated as proved in Paragraphs 4 & 5 below, shall continue in effect and shall not be affected by the disability or incompetence of the Principal.. Disability shall include, but is not limited to the inability to manage the Principal's property and affairs effectively for reasons such as mental illness, mental deficiency, physical illness or disability, chronic use of drugs, or chronic intoxication, and shall be established in the same manner as my incompetence by a written, dated statement signed by a qualified physician; or for confinement, detention by a foreign power, or disappearance as stated in writing by a person with knowledge of any of those said conditions.



2. **Powers.** The Attorney-in-Fact shall act as fiduciary for the Principal and, as such, have all powers of absolute ownership over all assets and liabilities of the Principal, whether located within or without the State of Washington, including, without limitation, the power and authority to do any of the following:

2.1 Pay, settle or otherwise discharge any and all claims of liability or indebtedness against the Principal and, in so doing, (a) use any of the Principal's funds or other assets, or use funds or other assets of the Attorney-in-Fact and obtain reimbursement from the Principal's funds or other assets and (b) compromise any such claim and make, sign, seal, and deliver acquittances, releases, or other sufficient discharges or proper documents in respect of same;

2.2 Ask, demand, sue for, recover, collect, and receive all sums of money, debts, dues, accounts, gifts, legacies, bequests, devises, dividends, annuities, demands, interests in real and personal property, and rights to the possession or use of such property, and, in doing so, (a) have, use, and take all lawful ways and means in the Principal's name or otherwise for the recovery thereof by attachment, execution, eviction, foreclosure, or otherwise and (b) compromise and agree for and make, sign, and deliver acquittances, releases, or other sufficient discharges and proper documents in respect of the same;

2.3 Bargain, contract, agree for, purchase, receive, and take lands and any interest therein, and accept the possession of all lands and all deeds and other assurances in the law therefor;

2.4 Lease, sell, release, convey, exchange, mortgage, and release any mortgage on lands, and any interest therein;

2.5 Bargain and agree for, buy, sell, pledge, assign, endorse, release, exchange, mortgage, release any mortgage on, and in any and every way and manner deal in and with goods, bonds, shares of stock, causes of action, judgments, and other property in possession or in action;

2.6 Purchase United States Treasury Bonds which may be redeemed at par in payment of federal or state taxes;

2.7 Exercise any and every right and power which the Principal may now or hereafter have in respect to any and all savings, checking, or agency accounts and any and all safe deposit boxes and envelopes or other safekeeping accounts to which the Principal has a right of access in any financial institution as defined by RCW 30.22.040, including, without limitation, the power and authority to open any and all such accounts for the Principal in the Principal's name, to give instructions in respect of and make deposits and withdrawals from any and all such accounts whether or not the same have been opened by the Attorney-in-Fact, and to enter any safety deposit box to which the Principal has a right of access;

2.8 Make any transfer of resources not prohibited under RCW Chapter 74.09, as now or hereafter amended or recodified, when the transfer is for the purpose of qualifying me for state or federal medical care assistance or a limited casualty program for the medically needy, or for the purpose of preserving for my spouse, other relative or domestic partner, the maximum amount of property allowed under applicable law if an application has been made for governmental medical assistance, or in anticipation of such application and for the purpose of avoiding a Medicaid Recovery Lien;

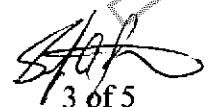
2.9 Make, do, and transact all and every kind of business of every kind and description;

2.10 Sign, seal, execute, deliver, and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper to be done in or about the exercise of the powers and authority hereinabove granted to the Attorney-in-Fact as fully to all intents and purposes as the Principal might or could do if personally present;

2.11 Deal on my behalf with the United States Department of the Treasury, Internal Revenue Service, and Social Security Administration, and any and all agencies of federal and state government(s) whether enumerated herein or not;

2.12 Employ and compensate from my estate attorneys and other professionals whose assistance or advice the Attorney-in-Fact may deem necessary;

2.13 My Attorney-in-Fact shall keep accurate records of my financial affairs, including documentation of all transactions in which the Attorney-in-Fact is involved. My Attorney-in-Fact shall account for all actions taken by my Attorney-in-Fact for or on


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behalf of me upon request by me, any guardian or limited guardian of my estate or of my person, any subsequently appointed Attorney-in-Fact, any successor Attorney-in-Fact acting in such capacity, any primary or alternate Attorney-in-Fact named herein, and/or to any subsequently appointed personal representative of my estate.

3. **Limitation on Powers.** RCW 11.94.050 governs the matter of limitations.

4. **Revocation.** Except during a period of disability or incompetency, this Power of Attorney may be revoked, suspended, or terminated in writing by the Principal by written notice to the designated Attorney-in-Fact or by recording a written instrument of revocation in the office of the Recorder or Auditor of _____ County, Washington, with a copy thereof given to the Attorney-in-Fact.

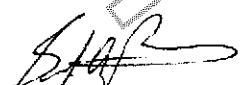
5. **Termination.** This power terminates as follows:

5.1 **By Appointment of Guardian.** The appointment of a Guardian of the Estate or of the Person of the Principal vests in the Guardian the power to revoke, suspend, or terminate this Power of Attorney after court approval of such revocation, suspension, or termination. The appointment of a Guardian of the Person only does not empower that Guardian to revoke, suspend, or terminate this Power of Attorney without prior specific court approval.

5.2 **By Death of Principal.** The death of the Principal shall terminate this Power of Attorney upon the Attorney-in-Fact receiving actual knowledge or actual notice of such death.

6. **Hold Harmless-Indemnity.** I make this grant of power with confidence that my Attorney-in-Fact is a person of good judgment who knows me well. The estate of the Principal shall defend, protect, hold harmless, and indemnify the Attorney-in-Fact from all liability for acts or omissions occurring in good faith reliance on this instrument, but not as to any species of fraud upon the Principal for any claim for any damages arising from his or her reliance on this instrument.

7. **Interpretation and Savings Clause.** The organization of this instrument, its designation of its parts, paragraph numbering, and other like aspects are matters of clerical convenience only and are not intended to have any other significance. This


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instrument shall be read and construed as an integrated whole. Any part that is determined to be null, void, or of no effect shall, however, fail alone, and all remaining provisions shall remain in effect.

SIGNED THIS 19 DAY OF APRIL, 2011

Signature: [Signature]

Name Printed: BROOK A PRUDEN

Domiciled and residing at:
2205 35TH CT, ANACORTES, WA 98221

ACKNOWLEDGMENT OF PRINCIPAL

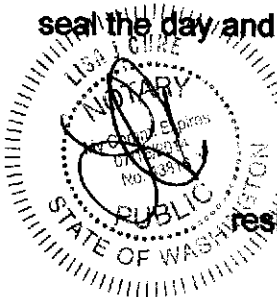
STATE OF WASHINGTON)

) ss.

COUNTY OF Snohomish)

This is to certify that on this 19 day of April, 2011, before me personally appeared Brook A. Prudden, known to me to be the individual described in and who executed the foregoing General Durable Power of Attorney, and acknowledged to me that said person signed and sealed the same as the person's 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.



[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Burlington

My Commission expires 7-16-14