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Skagit County Auditor

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5/4/2017 Page

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WHEN RECORDED RETURN TO:

Joyce Galbreath
2901 Montgomery Place
Mount Vernon, WA 98274

Land Title and Escrow

01-162029

DOCUMENT TITLE(S):
DURABLE POWER OF ATTORNEY

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
MARY A. FARLOW, as her separate property

GRANTEE:
JOYCE ANN GALBREATH

ABBREVIATED LEGAL DESCRIPTION:

Unit 5, Stonebridge Condo.

TAX PARCEL NUMBER(S):
P117988, 4775-000-005-0000

MARY AILEEN FARLOW DURABLE POWER OF ATTORNEY

The undersigned, MARY AILEEN FARLOW, as principal, residing in the County of Skagit, State of Washington, designates the following named person as Attorney-in-Fact for the principal in the event that principal may hereafter become disabled or incompetent and hereby revokes all prior powers of attorney.

1. Designation of Attorney-in-Fact: JOYCE ANN GALBREATH, of Mount Vernon, Washington, if living, able and willing to serve, is designated as Attorney-in-Fact for the disabled or incompetent principal. In the event that she should fail, refuse, neglect or be unable to act, then and in that event, DAVID K. LEWIS, of Moscow, Idaho, is designated to serve with all powers granted herein.

2. Powers of Attorney-in-Fact: The Attorney-in-Fact, as fiduciary, shall have and exercise all powers the principal would have if alive and competent, subject only to the exceptions mandated by Chapter 11.94 RCW as amended. The Attorney-in-Fact shall not have the power to revoke or change any estate planning or testamentary documents, or trust agreements, unless the document authorizes changes with court approval. By way of illustration and not as a limitation

Exhibit "A" attached hereto enumerates specific authorization for actions which may be exercised by the Attorney-in-Fact.

3. Purposes: The Attorney-in-Fact shall exercise broad powers of management over the assets, liabilities, and business affairs of principal and do those things which are necessary or desirable to provide for the support, maintenance, health, and other needs of the disabled or incompetent principal. If protective proceedings are hereafter commenced, the principal nominates the Attorney-in-Fact as the guardian or limited guardian of the estate or person for consideration by the court.

4. Effective Date: This Power of Attorney shall become effective upon the disability or incompetence of the principal. Disability shall include the inability to manage his 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, or disappearance. Disability may be evidenced by a written statement of a qualified physician regularly attending the principal or by other qualified persons with knowledge of any confinement or disappearance. Incompetence may be established by a finding of a court having jurisdiction over the incompetent principal.

5. Duration: This Durable Power of Attorney becomes effective as provided in paragraph 4 and shall remain in effect to the extent permitted by Title 11, Revised Code of Washington, or until revoked or terminated under paragraph 6, notwithstanding any uncertainty as to whether the principal is dead or alive. This power of attorney shall not be affected by disability of the principal and shall otherwise continue in full force and effect until revoked or terminated as hereinafter provided.

6. Termination:

(a) By Appointment of Guardian: The appointment of a 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 the 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 Principal: The principal may revoke this Durable Power of Attorney by a writing signed by the principal and recorded in the office of the auditor or recorder of deeds in the county where principal resides or by destruction of all original counterparts of this Durable Power of Attorney.

7. Accounting: The Attorney-in-Fact shall be required to account to any subsequently appointed personal representative.

8. 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, 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 upon the heirs, devisees, legatees or personal representatives of the principal.

Durable Power of Attorney
EXHIBIT "A"

- ☐ 1. Open, close, or rollover accounts such as checking accounts, saving accounts, money market accounts, certificates of deposit, individual retirement accounts, pension accounts, and/or annuities.
- ☐ 2. Give orders to buy, sell, or exchange assets held for investment including without limitation, stocks, bonds, mutual fund shares, and other investment securities.
- ☐ 3. Engage an agent or broker to buy, sell, or exchange real or personal property on such terms as the attorney in fact believes to be just and sign deeds, easements, instructions, and/or settlement statements as needed.
- ☐ 4. Give Bills of Sale, certificates of title, release of interest, or tax reports such as may be customary for the evidence of transactions involving motor vehicles, equipment, property held for business, hobby, or personal use.
- ☐ 5. Make gifts to church or charitable organizations with which I have a pledge or history of continuing financial support.
- ☐ 6. Make gifts or purchases for special occasions including holidays, birthdays, anniversaries, and the like when a family member is beneficiary and the gift will not cause me to be unable to meet my own obligations.
- ☐ 7. To engage professional services for legal advice, financial advice, accounting, insurance, and management as appropriate to the administration of the affairs of the principal.
- ☐ 8. To borrow money, including the use of credit accounts, open accounts and to give promissory notes and security as appropriate for lender / borrower transactions.
- ☐ 9. To settle or litigate, in any forum, disputes involving my business and personal affairs including without limitation mediation, arbitration, settlement conference, trial to a judge, jury, administrative tribunal, or appellate body.
- ☐ 10. To report and pay all local, state, and federal tax liability which may arise or contest the same on reasonable grounds.

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I approve all of the above.


MARY AILEEN FARLOW