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201910310022
10/31/2019 09:34 AM Pages: 1 of 5 Fees: $107.50
Skagit County Auditor

QUITCLAIM DEED

For nominal consideration, the receipt of which is acknowledged, **TWYLA BRINK**, also known as **TWYLA A. BRINK**, an unmarried woman ("Grantor"), conveys, releases and quitclaims unto **TWYLA BRINK, Trustee of the JOHN R. BRINK FAMILY TRUST U/W/D 02/03/2009**, and any amendments thereto ("Grantee"), all of Grantor's rights, title and interest in the following described real property located in Skagit County, state of Washington, together with all after acquired title of the Grantors:

LOT 3 of Skagit County Short Plat 96-0107 recorded under Skagit County Auditor's File No. 200109050094, being a portion of the Southwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 3 East, W.M.

Tax Parcel Number(s): P34865 /350327-3-002-0213.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-4772
OCT 31 2019
Amount Paid $0
Skagit Co. Treasurer
By [illegible] Deputy

Dated this 15th day of October, 2019.

Twyla Brink by Rhonda Brown
TWYLA BRINK, by RHONDA BROWN
Attorney-in-Fact for Twyla Brink

STATE OF WASHINGTON)
:ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Rhonda Brown is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the attorney-in-fact for Twyla Brink, to be the free and voluntary act of such party for the uses and purposes mentioned herein.

DATED: October 15, 2019

LYNN BACUS
NOTARY PUBLIC
STATE OF WASHINGTON
MY APPOINTMENT EXPIRES JUNE 01, 2022

Lynn Bacus
Notary Public for the State of Washington
My commission expires: 6/1/2022

UNOFFICIAL DOCUMENT

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TWYLA A. BRINK DURABLE POWER OF ATTORNEY

The undersigned, TWYLA A. BRINK, as principal, residing in the State of Washington, designates the following named person as Attorney-in-Fact for the principal and hereby revokes all prior powers of attorney. This Power of Attorney shall not be affected by the disability of the principal.

1. Designation of Attorney-in-Fact: RHONDA LEE BRINK BROWN, of Burlington, Washington, if living, able and willing to serve, is designated as Attorney-in-Fact for the principal. In the event that he should fail, refuse, neglect or be unable to act, then and in that event, JOHN RALPH BRINK [a/k/a "JR"], of Burlington, Washington, 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. The powers of the Attorney-in-Fact shall not include the authority to make health care decisions. 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. Optional Powers: As an expression of principal's intent to grant more than general powers to the named attorney-in-fact, the principal hereby authorizes continued making of gifts authorized in Exhibit "A" attached hereto. In the exercise of discretion, the principal also authorizes the named attorney-in-fact to carry out a plan of giving to maintain the principal's estate within the limits of any state or federal estate and gift tax unified credit equivalent, or to promote the welfare of the principal or descendants. The principal specifically authorizes disclaimer of any gift or inheritance if the disclaimer benefits a descendant.

4. 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 principal. If

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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.

5. Effective Date: This Power of Attorney shall become effective immediately.

6. 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 7, 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.

7. 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.

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

9. 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 or she 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.

10. 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.

11. Applicable Law: The laws of the State of Washington shall govern this Power of Attorney.

12. Execution: This Power of Attorney is signed in duplicate on this 31 day of July 2013 to become effective as provided in paragraph 5 of this document.

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Twyla A. Brink

TWYLA A. BRINK

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

This is to certify that on the 26th day of July 2013, before the undersigned notary public, personally appeared TWYLA A. BRINK to me known to be the person described in and who executed the foregoing Durable Power of Attorney, and who acknowledged to me that the same was signed as her 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.

Notary Public in and for the State
of Washington, residing at: Mount Vernon
My Commission Expires: 3/10/2017

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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.

X I approve all of the above.

Twyla A Brink

TWYLA A. BRINK