

AFTER RECORDING MAIL TO:

Name Michael Russell Minear
Address 8414 325th PI NW
City/State Stanwood, WA 98292

GNW 22-16251

Document Title(s):

1. DURABLE POWER OF ATTORNEY

Reference Number(s) of Documents Assigned or released:

Grantor(s):

1. MINEAR, SANDRA DUIESS
- 2.

[] Additional information on page of document

Grantee(s):

1. MINEAR, MICHAEL RUSSELL
- 2.

[] Additional information on page of document

Abbreviated Legal Description:

Lot 4, Block 6 & Lot 4, Block 5, LAKE CAVANAUGH DIV. 1 5

Tax Parcel Number(s):

P66450 and P66427

[] Complete legal description is on page of document

DURABLE POWER OF ATTORNEY

I, Sandra Duiess Minear, the undersigned Principal, domiciled and residing in the State of Washington hereby designate Michael Russell Minearas attorney-in-fact for the Principal.

This power of attorney shall not become effective until:

- (a) Written evidence of incompetency or of the determination of disability made by my family physician or by a qualified practicing physician is received by the above designated individual; or
- (b) Written evidence of my physical confinement, detention by a foreign power, or disappearance is received by the above designated individual from competent government authorities; and
- (c) The above designated individual agrees to act as attorney-in-fact.

Once the above designated individual agrees to act as attorney-in-fact, this power of attorney shall continue until revoked or terminated under the terms hereinafter specified, notwithstanding any uncertainty as to whether the Principal is dead or alive. Disability shall include the inability to manage property and affairs effectively for reasons such as mental illness, mental deficiency, physical illness or disability, advanced age, chronic use of drugs, and chronic intoxication.

The attorney-in-fact shall have all of the powers of an absolute owner over the assets and liabilities of the Principal, whether located within or without the State of Washington, including, without limitation, the power and authority to sell, assign, transfer, lease, bargain or otherwise dispose of all my property, real, personal, or mixed.

Nothing contained herein shall authorize the attorney-in-fact to make, alter, revoke or change any testamentary disposition of the Principal's property, or to make any gifts of such property during the Principal's lifetime.

This power of attorney may be terminated by:

- (a) Written notice to the attorney-in-fact by the Principal prior to receipt by the attorney-in-fact of written evidence of incompetency or of the determination of disability, or after such receipt if the attorney-in-fact has received evidence such as to be satisfied that the Principal is no longer incompetent or disabled; or
- (b) A Guardian of the estate of the Principal after court approval of such revocation; or
- (c) The death of the Principal upon actual knowledge or receipt of written notice by the attorney-in-fact; or
- (d) The dissolution of the marriage of the Principal and attorney-in-fact.

Upon request of the Guardian of the estate of the Principal or the personal representative of the Principal's estate, the attorney-in-fact shall account for all actions taken by the attorney-in-fact for or on behalf of the Principal.

