07/28/2022 02:41 PM Pages: 1 of 3 Fees: \$205.50

Skagit County Auditor, WA

٩	FTER	REC	ORD	ING	MAI	L TO:

Name Address

City/State

Michael Russell Minear 8414 325th Pl NW 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. 15

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-infact 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.

The 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 the attorney-in-fact was dealing at the time of any act taken pursuant to this power of attorney, had received actual knowledge or written notice of the 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 and personal representatives of the Principal. 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. The attorney-in-fact shall be entitled to no compensation for services performed, but shall be reimbursed for all costs and expenses reasonably incurred. The laws of the State of Washington shall govern this power of attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 124 day of October , 1980.

Sandra Orices Minus SANDRA DUIESS MINEAR

STATE OF WASHINGTON ]

County of Island ]

This day personally appeared before me Leanna B. Paulino to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledge that she signed the same as her free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of CTOBER, 1980.

NOTARY PUBLIC, in and for said County and State, residing at Oak Harbor

My Commission expires 31 October 1982