

After Recording, please return to:

Land Title and Escrow Company  
3010 Commercial Avenue  
Anacortes, WA 98221

**Recording Cover Page**

206849-LT

<p><b>Document Title(s) (for transactions contained therein):</b></p> <p>Power of Attorney</p>
<p><b>Reference Number(s) of Documents assigned or released:</b> (on page __ of documents(s))</p> <p>n/a</p>
<p><b>Grantor(s)</b></p> <p>David H. Bates</p> <p><b>Additional Names on page ___ of document.</b></p>
<p><b>Grantee(s)</b></p> <p>Roberta G. Bates</p> <p><b>Additional Names on page ___ of document.</b></p>
<p><b>Legal Description (abbreviated i.e. lot, block, plat or section, township, range)</b></p> <p>Lot 14 &amp; E 1/2 Lot 15, Block 41, First Add. to the Town of Sedro.</p> <p><b>Additional legal is on page ___ of document.</b></p>
<p><b>Assessor's Property Tax Parcel/Account Number</b></p> <p>4150-041-015-0007/P75794</p>
<p><b>The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</b></p>

**DURABLE POWER OF ATTORNEY**  
**(Effective on Disability)**

KNOW ALL MEN BY THESE PRESENTS, that I, **David H. Bates**, now residing at Skagit County, Washington, do hereby constitute and appoint **Roberta G. Bates** to be my true and lawful attorney with full power in my name and stead and on my behalf. If she is ever unable or unwilling to so serve, then in that event I appoint **Terry Bates** as my Attorney-in-Fact. If he is ever unable or unwilling to so serve, then in that event I appoint **Davene Tuininga** as my Attorney-in-Fact. My attorney shall have full power to substitute at any time or times for any of the purposes described below one or more attorneys and to revoke the appointment of any attorney so substituted and to do the following:

1. To manage my affairs, handle my investments, arrange for the investment, reinvestment and disposition of funds, exercise all rights with respect to my investments, accept remittances of income and disburse the same, including authority to open bank accounts in my name and to endorse checks for deposit and sign checks covering withdrawals therefrom;
2. To endorse and deliver certificates for transfer of bonds or other securities to be sold for my account and receive the proceeds of such sale;
3. To sign, execute, acknowledge and deliver on my behalf any deed of transfer or conveyance covering personal property or real estate wherever situated (including transfers or conveyances to any trust established by me), any discharge or release of mortgage held by me on real estate or any other instrument in writing;
4. To negotiate and execute leases of any property, real or personal, which I may own, for terms that may extend beyond the duration of this power and to provide for the proper care and maintenance of such property and pay expenses incurred in connection therewith;
5. To subdivide, partition, improve, alter, repair, adjust boundaries of, manage, maintain and otherwise deal with any real estate held as trust property, including power to demolish any building in whole or in part and to erect buildings;
6. To enter into a lease or arrangement for exploration and removal of minerals or other natural resources or enter into a pooling or unitization agreement;
7. To hold securities in bearer form or in the name of a nominee or nominees and to hold real estate in the name of a nominee or nominees;
8. To continue or participate in the operation of any business or other enterprise;
9. To borrow money from time to time in my name, and to give promissory notes or other obligations therefor, and to deposit as collateral, pledge as security for the payment thereof or mortgage any or all of my securities or other property of whatever nature;
10. To have access to any and all safe deposit boxes of which I am now or may become possessed, and to remove therefrom any securities, papers or other articles;
11. To make all tax returns and pay all taxes required by law, including federal and state returns, and to file all claims for abatement, refund or other papers relating thereto;
12. To demand, collect, sue for, receive and receipt for any money, debts or property of any kind, now or hereafter payable, due or deliverable to me, to pay or contest claims against me, to settle claims by compromise, arbitration or otherwise and to release claims;
13. To employ as investment counsel, custodians, brokers, accountants, appraisers, attorneys-at-law or other agents such persons, firms or organizations, including any of my said attorneys and any firm of which any of my said attorneys may be a member or employee, as deemed necessary or desirable, and to pay such persons, firms or organizations such

*D.H.B.*

ORIGINAL

compensation as is deemed reasonable and to determine whether or not to act upon the advice of any such agent without liability for acting or failing to act thereon;

14. To expend or distribute income or principal of my estate for the support, education, care or benefit of me and my dependents;

15. To make gifts to any one or more of my spouse and my descendants (if any) of whatever degree (including any one or more of my said attorneys who is a spouse or descendant of mine), in such amounts as not to exceed the IRS gift tax exemption per person per year;

16. To renounce and disclaim any interest otherwise passing to me by testate or intestate succession, community property agreement, or by inter vivos transfer;

17. To exercise my rights to elect options and change beneficiaries under insurance and annuity policies and to surrender the policies for their cash value; and

18. To purchase by deed or security device any interest in real property and to execute any notes, deeds or security device necessary therefore.

19. To represent me in any claim for pension, social security benefits, public assistance, medical benefits, disability benefits, Medicare, or any other similar right or entitlement.

20. To convey all right, title and interest which I may have in any property, whether real or personal, and wheresoever situated, to my spouse, without consideration.

21. To consent to medical treatment, execute releases of confidentiality for medical and related records, and to consent to care in any retirement home or nursing home, on my behalf.

IN GENERAL, I give to my said attorney full power to act in the management and disposition of all my estate, affairs and property of every kind and wherever situate in such manner and with such authority as I myself might exercise if personally present.

THIS POWER of attorney shall be binding on me and my heirs, executors and administrators and shall remain in force up to the time of the receipt by my said attorneys of a written revocation signed by me.

THIS POWER OF ATTORNEY shall become effective upon my disability or incapacity. I shall be deemed disabled or incapacitated upon the election by my said attorney to accept the certificates of two physicians (who, in their opinion, is qualified) which state that such physicians have examined me and that I am incapacitated mentally or physically and am therefore incapable of attending to my business affairs.

THIS POWER of attorney shall not be affected by uncertainty as to whether the principal is dead or alive.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 24 day of MARCH, 2014.

  
\_\_\_\_\_  
David H. Bates



Certificate of Physician

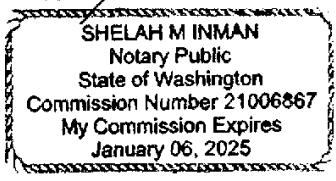
The undersigned hereby certifies that he is a physician who has examined David H. Bates, the principal of the foregoing Power of Attorney, and determines that he is incapacitated mentally or physically, and is therefore incapable of attending to his affairs. The diagnosis of the principal's condition is as follows:

Chronic Organic Brain Syndrome  
Dementia - Severe

Upon first being duly sworn, upon oath, the undersigned states that: I am a duly licensed physician and execute and verify this certificate after having read the same, knowing its content, and I believe the same to be true to the best of my professional ability

*Paul Cook*  
Physician  
712 S Burlington Blvd  
Address  
Burlington WA 98233

SUBSCRIBED AND SWORN to before me this 5 day of August, 20 22



*Shelah M. Inman*  
Notary Public in and for the State of Washington  
residing at Burlington, WA 98233  
My Commission Expires: January 06, 2025  
Print Name SHELAH M. INMAN