

Return Address:

SASH Inc

6811 S 204th St Suite 395

Kent, WA 98032

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Power of Attorney 2. _____

3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Douglas E. Abrahamson _____

2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. Sandra Abrahamson Amun _____

2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 24, "Big Lake Water Front Tracts, Skagit county, Washington," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit county, Washington. Situate in the county of Skagit, State of Washington.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number
yet assigned☐ Assessor Tax # not

P61987

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting

DURABLE POWER OF ATTORNEY

OF

DOUGLAS E. ABRAHAMSON

1. **Designation.** The undersigned Principal, residing and domiciled in the State of Washington, hereby designates SANDARAH ABRAHAMSON AMUN, whose date of birth is December 9, 1945, if living, willing and able to serve, as his Attorney-in-Fact in the manner hereinafter defined pursuant to RCW 11.94. If SANDARAH ABRAHAMSON AMUN is unwilling or unable to so act, then JENNIFER GALLAGHER, whose date of birth is October 2, 1969, is designated to so act as alternate Attorney-in-Fact for the Principal.

2. **Effectiveness.** This power of attorney shall become effective upon execution and receipt by the Attorney-in-Fact of a signed copy of this document. This power of attorney shall not be affected by disability of the Principal.

3. **Revocation/Termination.** Notwithstanding any uncertainty as to whether the Principal is alive or dead, this power of attorney shall continue in effect, to the extent permitted by law, until revoked or terminated. The Principal while competent may revoke this power of attorney by written notice to his Attorney-in-Fact and, if the power of attorney has been recorded, by recording the instrument of revocation at the office of the auditor or recorder of the county of his residence. The power of attorney shall be terminated as to the deceased Principal upon receipt of written notice or actual knowledge by the Attorney-in-Fact of the death of the Principal, and further may be terminated by the guardian of the estate of the Principal following court approval of such termination. If the agent designated herein and the Principal are husband and wife, this power of attorney shall be terminated automatically as to designation of the Principal's spouse as Attorney-in-Fact upon the filing by either of a petition, complaint or other pleading for their separation, dissolution of marriage or divorce between them.

4. **Powers.** The Attorney-in-Fact, as fiduciary, shall have all powers of absolute ownership of all assets and liabilities of the Principal of every kind and character, whether located within or without the State of Washington, and the Principal intends that the Attorney-in-Fact have

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the authority to perform all acts that the Principal could, including but not limited to the power and authority to do the following:

4.1 Pay, settle or otherwise discharge any and all lawful claims of liability or indebtedness against the Principal and, in so doing, (a) use any of the Principal's funds or other assets or use funds or other assets of the Attorney-in-Fact and obtain reimbursement out of the Principal's funds or other assets, and (b) compromise any such claim and make, sign, seal and deliver acquittances, releases, or other sufficient discharges in respect of the same;

4.2 Ask, demand, sue for, recover, collect and receive all sums of money, debts, dues, accounts, legacies, bequests, devises, dividends, annuities, demands, interests in real and personal property, and rights to possession or use of such property, and, in so doing, (a) have, use and take all lawful ways and means in the Principal's name or otherwise for the recovery thereof by attachment, execution, eviction, foreclosure or otherwise, and (b) compromise and agree for and make, sign, and deliver acquittances, releases or other sufficient discharges in respect of the same;

4.3 Bargain, contract, agree for, purchase, receive and take lands and any interest therein, and accept the possession of all lands and all deeds and other assurances in the law therefor;

4.4 Lease, sell, release, convey, exchange, mortgage, and release any mortgage on lands, and any interest therein;

4.5 Invest in securities at brokerage firms without restriction, make withdrawals/distribution from retirement accounts, deal in and with, including doing transactions on margin in any brokerage account, goods, bonds, shares of stock, equity in stock positions, financial investments, annuities, causes of action, judgments and other property in possession or in action, and take out loans against any insurance policy the Principal may have, or borrow the cash surrender value of those policies; vote at all meetings of any corporation and otherwise to act as the Principal's representative with respect to any shares now held or which may hereafter be acquired by him, therein and for that purpose to sign and execute any proxies or other instruments in the Principal's name and on his behalf;

4.6 Purchase United States Treasury Bonds which may be redeemed at par in payment of federal estate tax;

4.7 Exercise any and every right and power which the Principal may now or hereafter have in respect of any and all savings, checking or agency accounts and any and all safe deposit boxes and envelopes or other safekeeping accounts to which the Principal has a right of access of any financial institution as defined by RCW 30.22.040, including, without limitation, the power and authority to open any and all such accounts for the Principal in the Principal's name, to give instructions in respect of and make deposits in and withdrawals from any and all such accounts whether or not the same have been opened by the Attorney-in-Fact, including the power to endorse,

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cash or deposit any social security or pension benefits to which the Principal may be entitled, and to enter any safe deposit box to which the Principal has a right of access;

4.8 Prepare and file such tax and other returns as may be required by the State or the United States of America, or other governmental authority, and to resolve controversies with any governmental agency relating to taxes and to file and pursue claims for refunds thereof;

4.9 Make, do, and transact all and every kind of business of every kind and description;

4.10 Make transfers of the Principal's property for the purpose of qualifying the Principal for governmental medical assistance to the same persons who would take as beneficiaries under the Principal's estate planning documents should there be a need for medical care, for the maximum amount of property allowed under applicable law. Any transfers made pursuant to this paragraph shall not be deemed to be a breach of fiduciary duty by the Attorney-in-Fact;

4.11 Sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper to be done in or about the exercise of the powers and authority hereinabove granted to the Attorney-in-Fact as fully to all intents and purposes as the Principal might or could do if personally present;

4.12 Make gifts of the Principal's estate when necessary to continue a pattern of charitable contributions or individual financial support which the Principal has established and maintained while competent and personally managing his estate;

4.13 Employ and compensate from the Principal's estate attorneys and other professionals whose advice the Attorney-in-Fact may deem necessary to properly carry out his/her responsibilities as Attorney-in-Fact; communicate and consult with, and obtain information from any attorney that the Principal may have employed in the furtherance of the Principal's legal business;

4.14 The Principal specifically grants his Attorney-in-Fact the power to request, receive and review any information, verbal or written, regarding the Principal's personal affairs or personal mental health, including access to medical, clinical or hospital records, and to execute any releases or other documents that may be required in order to obtain such information. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (aka HIPAA) 42 USC 1320d and 45 CFR 160-164. The Attorney-in-Fact is authorized to receive information in the Principal's health care records and exchange information with any of his health care providers, including information regarding the Principal's health history, any diagnosis, treatment or prognosis the Principal has or has had, even if such includes information relating to sexually transmitted disease, acquired immunodeficiency syndrome (AIDS) or human immunodeficiency virus (HIV), behavioral or mental health services, or treatment for alcohol and drug abuse. The Principal understands that, once the above information is disclosed,

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it may be re-disclosed by the Attorney-in-Fact, and federal privacy laws or regulations may not protect the information. The Principal understands authorizing the use or disclosure of this information identified is voluntary, and the Principal hereby waives as to his Attorney-in-Fact any attorney-client or patient-physician privilege which the Principal may have;

4.15 Provide informed consent to health care on behalf of the Principal in the event the Principal is not competent to consent;

4.16 Make informed choices on behalf of the Principal for residential placement in the event the Principal is not competent to make such decisions;

4.17 Create a trust for the benefit of the Principal which provides for distribution of the remainder interest under the same terms as the Principal's Last Will and Testament; transfer assets of all kinds to the trustee of any trust created for or by the Principal and/or the Principal's spouse; transfer assets to the Principal's spouse to hold as separate title to qualify the Principal for Medicaid assistance, in which instance the Attorney-in-Fact shall be expressly authorized to revoke on the Principal's behalf any community property agreement which the Principal and his spouse may have jointly executed; make gifts of the Principal's assets to the same persons who would take as beneficiaries under the Principal's estate planning documents, without breach of fiduciary duty hereunder; make, amend, or alter any financial accounts and/or life insurance beneficiary designations, employee benefit plan beneficiary designations, designation of persons as joint tenants with right of survivorship with the Principal with respect to any of the Principal's property, or any other provisions for nonprobate transfer at death contained in nontestamentary instruments described in RCW 11.02.091 to carry out the terms of Principal's Last Will and Testament or estate planning documents;

4.18 Disclaim any interest in any property passing to the Principal by virtue of the death of any person, whether such property passes by bequest, succession, survivorship, arrangement, or otherwise, and the power pursuant to RCW 11.95 to release in whole or part any power of appointment the Principal may possess.

5. Nomination of Guardian. If court proceedings are initiated to appoint a Guardian of his Person or Estate or both, the Principal nominates his Attorney-in-Fact to be appointed as such Guardian.

6. Accounting. Upon request of the Principal or 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.

7. Reliance. 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 has received actual knowledge or written notice of revocation or termination of the power of attorney by

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death or otherwise, the Attorney-in-Fact shall be entitled to rely upon this power of attorney. Any action so taken shall be binding on the Principal, heirs, legatees, devisees, guardians and personal representatives of the Principal. In addition, third parties shall be entitled to rely upon a photocopy of the signed original of this power of attorney.

8. Indemnity. The estate of the Principal shall hold harmless and indemnify the Attorney-in-Fact from any and all liability for acts done in good faith.

9. Compensation. The Attorney-in-Fact shall be reimbursed for all costs and expenses reasonably incurred and shall receive at least annually, without court approval, such reasonable compensation for services performed as Attorney-in-Fact as is customarily charged by the trust departments of banks in the community for like services performed as Attorney-in-Fact and/or guardian of the estate.

10. Limitation on Powers. Notwithstanding the foregoing, 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, except as provided in paragraphs 4.10, 4.12 and 4.17 above.

11. Revocation. The undersigned Principal hereby revokes any and all powers of attorney for financial matters previously executed by him.

12. Applicable Law. The laws of the State of Washington shall govern this power of attorney.

DATED this 9 day of JANUARY, 2009.


DOUGLAS E. ABRAHAMSON

STATE OF WASHINGTON)

: ss

County of Skagit)

I hereby certify that I know or have satisfactory evidence that DOUGLAS E. ABRAHAMSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 9th day of January, 2009.

Kim A. CarpenterPrinted name: KIM A. CARPENTER

Notary Public in and for the State of Washington

Residing at Mount VernonMy commission expires: 08/09/09

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