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MAY 14 10 PM '97

Olson
AUDITOR
GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Diana Treece
Address 3014 NE 119th Avenue
City/State Vancouver, WA 98682

Document Title(s): (or transactions contained therein)

1. Power of Attorney
- 2.
- 3.
- 4.



**First American Title
Insurance Company**

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Vara Freeborg
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Diana Treece
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Reviewed ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☒
Mailed ☒

502 20757

VARA GLADYS FREEBORG

INDIVIDUAL GENERAL DURABLE POWER OF ATTORNEY

THE UNDERSIGNED INDIVIDUAL, domiciled and residing in the State of Washington, hereby revokes any and all Powers of Attorney relating to financial matters executed by the principal previous to this date, and the principal hereby designates the following-named person(s) as attorney-in-fact to act for the undersigned as the principal who may hereafter become disabled or incompetent.

1. **Designations.** DIANA MARIE TREECE is designated as attorney-in-fact for the principal. If for any reason DIANA MARIE TREECE is unable or unwilling to act as attorney-in-fact, DAVIE TREECE is designated as alternate attorney-in-fact for the principal.

2. **Nomination of Guardian.** Said attorney-in-fact is hereby nominated guardian of the estate and/or person if protective proceedings for the principal are hereafter commenced.

3. **Powers.** The attorney-in-fact, as fiduciary, shall have all powers of an absolute owner over the assets and liabilities of the principal, whether located within or without the State of Washington and power to contract for the principal. With court approval the attorney-in-fact shall have the power to revoke or change any estate plan or testamentary document executed by the principal. In addition to the powers listed above, the attorney-in-fact shall have the power:

(a) **Management.** To take possession of, manage, administer, operate, maintain, improve and control all property, real and personal; to insure and keep the same insured; and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof;

(b) **Collections.** To collect and receive any money, property, debts or claims whatsoever, now or hereafter due, owing and payable or belonging to the principal; and to forgive debts; and to give receipts, acquittance or other sufficient discharges for any of the same;

(c) **Checks and Notes.** To sign, endorse, sell, discount, deliver and/or deposit checks, drafts, notes and negotiable or nonnegotiable instruments, including any payments to the principal drawn on the Treasury of the United States or the State of Washington or any other state or governmental entity, and to accept drafts;

(d) **Investments.** To retain any property in the hands of the attorney-in-fact in the form in which it was received; and to make investments and changes of investments in such securities, including common and preferred stocks of corporations or other property, real or personal, as the principal's attorney-in-fact may deem prudent;

INDIVIDUAL GENERAL DURABLE POWER OF ATTORNEY - 1

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- (e) **Debts.** To pay debts and other obligations;
- (f) **Litigation.** To sue, join, defend, compromise, submit to arbitration or adjust any controversies in which the principal may be interested; and to act in the principal's name in any complaints, proceedings or suits with all the powers principal would possess if personally present and under no legal disability;
- (g) **Acquisition.** To bargain for, buy and deal in real and personal property and goods of every description;
- (h) **Specific Real Property Rights.** To exercise the principal's rights with respect to all real property, including, but not limited to, the right to hold, manage, lease, develop, subdivide, sell and encumber real property owned by the principal;
- (i) **Disposition.** To sell, convey, grant, exchange, transfer, option, convert, mortgage, pledge, consign, lease and otherwise dispose of any of the principal's property, whether real or personal, including, but not limited to, personal guarantees and unsecured borrowing on the principal's behalf;
- (j) **Borrowing.** To advance or loan the attorney-in-fact's own funds on the principal's behalf; and to borrow any sums of money on such terms and at such rate of interest as the principal's attorney-in-fact may deem proper and to give security for the repayment of the same;
- (k) **Agreements.** To make and deliver any deeds, conveyances, contracts, covenants and other instruments, undertakings or agreements, either orally or in writing, which the attorney-in-fact may deem proper;
- (l) **Voting.** To appear and vote in person or by proxy at any corporate or other meeting;
- (m) **Safety Deposit Box.** To have access to any safety deposit box which has been rented in the name of the principal or in the names of the principal and any other person or persons;
- (n) **Withdrawal of Funds.** To withdraw any monies deposited with any bank, mutual savings bank, credit union, savings and loan association, mutual fund, money market account, investment advisor or broker in the name of the principal or in the names of the principal and any other person or persons and generally to do any business with any such financial institution or agency on behalf of the principal;
- (o) **Tax Returns.** To sign and file all city, county, state, federal and other governmental or quasi-governmental tax returns or reports, including income, gift, sales, business,

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and property tax returns or reports of every kind whatsoever; to execute waivers, extension agreements, settlement agreements and closing agreements with respect to those returns and to appear for the principal, in person or by attorney, and represent principal before the United States Treasury Department or the Washington Department of Revenue or the taxing authority of any other state or governmental entity;

(p) **Government Benefits.** To do and perform every act necessary or desirable and to serve as representative payee with respect to rights and entitlements from Social Security, Medicare and military service;

(q) **Treasury Bonds.** To purchase U.S. Treasury bonds or other instruments redeemable at par in payment of federal estate taxes;

(r) **Additions to Trust.** To add any or all of the principal's assets to Vara Gladys Freeborg Revocable Living Trust dated May 1, 1996, as amended;

(s) **Gifts.** To have the power to engage in reasonable and prudent income, estate and gift tax planning for the estate of the principal, including:

(1) the power to disclaim property;

(2) the right to make annual gifts to or for the benefit of one or more of the principal's children and other lawful descendants in an amount not to exceed the annual exclusion gift tax amount set forth in the Internal Revenue Code.

In making any such family gifts, the attorney-in-fact shall consider the principal's financial ability to continue making such gift or gifts, the principal's continued health and well-being, the impact of inflation upon the value of such gifts, the reduction of death taxes at the time of the principal's death and other estate planning considerations. The attorney-in-fact shall not breach any fiduciary duty to the principal by reason of gifts made (including to herself) or withheld in good faith. The principal intends to grant the above-stated power to make gifts irrespective of any provision of Title 11 of the Revised Code of Washington that would otherwise restrict the power of a child of the principal to make gifts to herself.

(t) **Business Interests.** To continue as a going concern any business interest owned by the principal, either individually or as a co-partner;

(u) **Substitution and Delegation.** To appoint and substitute for said attorney-in-fact any attorneys-in-fact, nominees or attorneys to exercise any or all of the powers herein and to revoke their authority.

(v) **General Authority.** To do and perform all and every act and thing necessary or desirable to conduct, manage and control all of principal's business and property, wheresoever situate, and whether now owned or hereafter acquired, as the principal's attorney-in-fact may deem for the principal's best interests and to execute and acknowledge any and all instruments necessary or proper to carry out the foregoing powers, hereby releasing all third persons from responsibility for the attorney-in-fact's acts and omissions and the principal empowers the attorney-in-fact to indemnify all such persons against loss, expense and liability.

4. **Purposes.** The attorney-in-fact shall have full powers to provide for the support, maintenance, emergencies and necessities for the disabled or incompetent principal.

5. **Duration.** The durable power of attorney becomes effective as provided in paragraph 6 and shall remain in effect until revoked or terminated under paragraph 7 or 8, notwithstanding any uncertainty as to whether the principal is dead or alive.

6. **Effectiveness.** This power of attorney shall become effective upon the disability or incompetence of the principal. Disability shall include the inability of the principal to manage property and affairs effectively for reasons such as mental illness, mental deficiency, illness, chronic use of drugs, chronic intoxication, confinement by governmental authority, detention by a foreign power or disappearance. Disability may be evidenced by a written statement of a qualified physician regularly attending the principal and/or by other qualified persons with knowledge of any such confinement, detention or disappearance. Incompetence may be established by a finding of a court having jurisdiction over the incompetent principal.

7. **Revocation.** This power of attorney may be revoked, suspended or terminated in writing by the principal with written notice to the designated attorney-in-fact. In addition, if this power of attorney has been recorded, the written instrument of revocation shall be recorded in the office of the recorder or auditor of any county in which the power of attorney is recorded.

8. 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 a 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.

9. **Accounting.** The attorney-in-fact shall be required to account to any subsequently appointed personal representative.

10. **Reliance.** Any person dealing with the attorney-in-fact shall be entitled to rely upon this power of attorney so long as such person has received no actual knowledge or actual notice of any revocation, suspension or termination of the power of attorney by death or otherwise at the time of any act taken pursuant to this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or personal representatives of the principal.

11. **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.

12. **Applicable Law.** The laws of the State of Washington, as amended, shall govern this power of attorney.

13. **Definition.** The term "attorney-in-fact" as used herein shall be deemed to mean "co-attorneys-in-fact" or "successor attorney-in-fact" when such are functioning as the attorney-in-fact appointed by this document.

14. **Reimbursement.** The attorney-in-fact shall be entitled to reimbursement for all reasonable costs and expenses incurred on the principal's behalf in exercising the powers granted herein.

This power of attorney is signed this 1 day of May, 1996, to become effective as provided in paragraph 6.

CERTIFIED TO BE A TRUE AND
EXACT COPY OF THE ORIGINAL

BY: [Signature]

Vara Gladys Freeborg
VARA GLADYS FREEBORG

Residing at: 3014 N.E. 119th Avenue
Vancouver, Washington

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Branch at Evergreen, Suite 200
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Vancouver, Washington 98664
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STATE OF WASHINGTON)

County of Clark) ss.

I certify that I know or have satisfactory evidence that VARA GLADYS FREEBORG is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 1, 1996

KATHLEEN R. ADAMS
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 11-20-99

Kathleen R. Adams
Notary Public in and for the
State of Washington, residing
at Clark County.
My appointment expires: 11/20/99

CERTIFIED TO BE A TRUE AND
EXACT COPY OF THE ORIGINAL.

BY: [Signature]

April 22, 1996

INDIVIDUAL GENERAL DURABLE POWER OF ATTORNEY - 6

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