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BOOK 187 PAGE 986

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AFTER RECORDING RETURN TO:

KENNETH E. REKOW
KARR TUTTLE CAMPBELL
1201 THIRD AVENUE, SUITE 2900
SEATTLE, WASHINGTON 98101

Apr 5 2 15 PM '99

Amber
APPLICATOR
GARY H. OLSON

**GENERAL DURABLE POWER OF ATTORNEY
(LEGAL AND FINANCIAL)
OF**

MARTHA ANN BOSH

Sc 72 22520

Reference numbers of related documents: _____
on page _____ of document

Grantor(s):

1. Last, First, Middle Initial
 2. BOSH, MARTHA A
 - 3.
- etc. additional names on page _____ of document

*Supervised
Indexed, 14
Indirect
Filed
Noted*

Grantee(s):

1. Last, First, Middle Initial
 2. WIKSTROM, LOUGENA
 - 3.
- etc. additional names on page _____ of document

Legal Description: Lot 19 Block 8 Plat of Relocated North Bonneville

1. Abbreviated form (lot, block, plat name, section-township-range)
2. Additional legal description is on page 9 of document

Assessor's Property Tax Parcel Account Number(s): 02 07 20 3 4 1900 00

Law Office
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A Professional Service Corporation

0187962.01 / 20052-001

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GENERAL DURABLE POWER OF ATTORNEY
(Legal and Financial)

Of

MARTHA ANN BOSH

1998

I, MARTHA ANN BOSH, hereby revoke any and all Powers of Attorney, in whatever form, which I have previously granted.

Durable Powers: This power of attorney shall not be affected by my disability or incompetency and shall continue during my disability or incompetency until I regain my competency and revoke this document, or until I die.

I, MARTHA ANN BOSH, hereby appoint LOUGENA J. WIKSTROM my true and lawful attorney-in-fact to act in my name and for my benefit.

If LOUGENA WIKSTROM declines, fails, dies or for any reason becomes unable or unwilling to act as my attorney-in-fact, CLAYTON ARNELL BOSH, JR. is designated my alternate attorney-in-fact.

The attorney-in-fact, as a fiduciary, 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. These powers shall include, without limitation, the powers and authority specified below:

1. **Accounts Receivable:** To demand, sue for, arbitrate, recover, collect, deposit, endorse, reinvest, expend for my benefit, and receive all sums of money, debts,

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accounts, legacies, rents, interest, dividends, annuities, insurance proceeds, rights to cash or accounts, properties (real, personal, intangible or mixed) and other intangible amounts which are now due or shall hereafter become due and which belong to me, and to use all lawful means for the recovery thereof, including but not limited to levy, attachment, garnishment, and to compromise, arbitrate, sue, and settle any claims for funds due me.

2. **Accounts Payable:** To pay, negotiate, arbitrate, compromise or settle any just and lawful debt, account, rent, interest, Principal, judgment or other demands which is now due or may hereafter become due, owing or payable by me.

3. **Real Property:** To agree to purchase, convey, mortgage, lease, release, improve, transfer and hypothecate or sell any real property or interest therein by written earnest money agreement or other written document; to exchange, encumber, purchase, convey, mortgage and hypothecate or sell real estate or any interest therein by deed, deed of trust, real estate contract or other appropriate document; to take possession of any real estate owned by me by any lawful means and to institute suit for such possession if necessary. In this regard, my attorney-in-fact shall have the right to institute suit for unlawful detainer, foreclosure of mortgage or to quiet title and to forfeit any real estate contract or foreclose any deed of trust by judicial or nonjudicial means, to rent real estate for my use or rent any real estate belonging to me to others and execute any rental agreement or leases on my behalf, to plat, subdivide and develop any real estate owned by me and to dedicate any plat, street, alley or public way, to authorize and contract for any improvements to or repairs to real estate owned by me. To carry out the terms of this paragraph and without limiting the authority of my attorney-in-fact, my attorney-in-fact shall have the authority to execute any and all documents on my behalf, including but not limited to, escrow, collection and closing instructions, deeds, closing statements and loan applications.

4. **Personal Property:** To agree to purchase, receive, take possession of, lease, assign, endorse, exchange, pledge, mortgage, recover, collect, sue for, or sell any personal property or interest therein by written document, to purchase or sell any personal property or interest therein by bill of sale or other appropriate document, to rent personal property for my use or rent personal property belonging to me to others and execute any rental agreements or leases on my behalf, to take possession of any personal property owned by me by any lawful means and to institute suit for such possession if necessary, to authorize and contract for any improvements to or repairs to personal property owned by me.

5. **Treasury Bonds:** To purchase, sell, release, transfer or trade United States Treasury Bonds, Corporate Bonds, and all other bonds or interests therein.

6. **Securities:** To buy, sell, exchange, exercise all rights concerning, and transfer all stocks, bonds, options, warrants or any other security, issued or unissued, for my benefit or for me. My agent may vote for me, make or receive payments, lend, guarantee or endorse any rights concerning securities. I ratify and confirm any and all transactions entered into by my attorney-in-fact in my name or for me. I agree to indemnify and hold harmless from loss, liability or damage each and every party who shall rely on the power herein granted to my attorney-in-fact to enter into securities transactions for my benefit or for me.

7. **Loans and Investments:** To loan, invest, and reinvest any monies now in my possession or hereafter acquired by me and to accept any note, mortgage, deed of trust or security interest in any tangible or intangible personal property as my attorney-in-fact shall think fit and to release, satisfy or reconvey in whole or in part any such security interest.

8. **Borrowing:** To borrow any funds in my name, secured or unsecured, in such amount and on such terms and conditions as my attorney-in-fact shall think fit, and to execute any note, mortgage, deed of trust, or security interest in any tangible or intangible personal property, including insurance policy loans, granting the lender a security interest in my property in such manner as my attorney-in-fact shall think fit.

9. **Financial Accounts:** To make deposits to, deal with, to make withdrawals from, and to open and close any savings or checking account, or any certificate of deposit, or money market fund in my name alone, or in my name and the names of others, and to carry out the terms of this paragraph, to endorse my name on any check, draft or money order for deposit into such account. This includes without limitation, dealing with banks, savings and loans associations, credit unions, securities dealers, and all other financial institutions.

10. **Safe Deposit Box:** To contract concerning, open, close, enter, to have access to, and remove, the contents of any safe deposit box in my name or in my name and the name of others.

11. **Business or Farm Property:** To begin, operate or terminate any business or farm property in such manner as my attorney-in-fact shall think fit, including the right to exercise with respect to the management and disposition thereof all my rights and powers, including the authority to broaden, limit or change the scope or nature of the business or farm property.

12. **Gifts:** My attorney-in-fact is authorized to make gifts to any lawful descendant of mine or to a charity. In making any such gift my attorney-in-fact shall

consider any pattern of giving established by me, my ability to continue making such gift or gifts, my continued health and well-being, the impact of inflation on the value of such gifts, reduction of death taxes at the time of my death and other estate planning considerations. My attorney-in-fact shall not breach any fiduciary duty to me by reason of gifts made or withheld in good faith. This authority shall not be unlimited concerning the right of my agent to make gifts to self. It should not be considered an unlimited power of appointment.

13. **Disclaimers:** My attorney-in-fact is authorized to disclaim and renounce pursuant to the laws of any State and the Internal Revenue Code, in whole or in part, all or any assets, property or interests to which I might be entitled as a beneficiary whether outright, in trust, testate or intestate, or otherwise, so long as in the sole discretion of my attorney-in-fact such disclaimer would not be detrimental to my best interests and would be in the best interests of those interested in the estate of the principal and of those who may take as a result of such disclaimer. In disclaiming, my attorney-in-fact may rely with acquittance on the advice of my attorney at law regarding my estate planning objectives.

14. **Estate Planning:** My attorney-in-fact is granted the authority to revoke on my behalf any joint tenancy agreement or revocable trust. My attorney-in-fact may make, amend, alter or revoke any of my life insurance beneficiary designations and retirement plan beneficiary designations so long as in the sole discretion of my attorney-in-fact such action would be in my best interest and of those interested in my estate. I do not intend that my attorney-in-fact change my estate plan, keeping in mind, however, the fact that tax and distribution laws change and the needs of my descendants may change, and to that end, I grant my attorney-in-fact the power set forth in this paragraph for the purpose of reducing death taxes and to facilitate the transfer of property at the time of my death.

15. **Transfers:** My attorney-in-fact shall have the authority to make any transfer of resources for the purpose of qualifying on my behalf for medical assistance or the limited casualty program for the medically needy. The attorney-in-fact shall have the authority to make any nonprohibited transfer of resources for the purpose of qualifying the principal for state or federal medical care assistance.

16. **Health Care Decisions:** Health care decisions shall be made by the agent designated in my Medical Power of Attorney for Health Care or if I have not signed such a document, then by the person named herein.

17. **Legal:** To institute, supervise, prosecute, defend, intervene, abandon, compromise, settle, dismiss, appeal and to participate in any legal, judicial, equitable or other action on my behalf.

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18. **Documents:** To sign, seal, deliver, accept, execute, verify and acknowledge all written documents on my behalf.

19. **Trusts:** My attorney-in-fact may make transfers of property, or accept other property, both real and personal, to or from any trust which I have established, which my agent establishes, or of which I am the beneficiary.

20. **Life Insurance:** My agent may purchase, maintain, surrender, collect or cancel Life Insurance, annuities, medical insurance or other insurance for me or my dependents, including specification of beneficiaries.

21. **Purposes:** My attorney-in-fact shall have all powers as are necessary or desirable to provide for my support, maintenance, health, education, care, comfort, emergencies, and urgent necessities.

22. **Termination:** Notwithstanding any uncertainty as to whether I am alive or dead, this Power of Attorney shall continue in effect to the extent permitted by law until revoked or terminated. While competent I may revoke this Power of Attorney by written notice to my attorney-in-fact, and, if this document was recorded, by recording a document of revocation at the office of the Auditor in my County of residence and in the county where the original document was recorded.

23. **Reliance:** As long as neither my attorney-in-fact nor any person dealing with my attorney-in-fact has, at the time of any act taken pursuant to this Power of Attorney, received actual knowledge of written notice of revocation or termination of this Power of Attorney by death or otherwise, my attorney-in-fact and persons dealing with my attorney-in-fact shall be entitled to rely on this Power of Attorney.

If this instrument has been revoked or amended, I or my estate will hold any person or entity harmless from any loss suffered by such person or entity acting in accordance with the instructions of my agent acting under this instrument prior to the receipt by such person or entity of actual notice of any such revocation or amendment.

24. **Accounting:** The attorney-in-fact shall prepare an annual accounting for the Principal, Guardian, or heirs of the Principal.

25. **Internal Revenue Service:** I appoint my attorney-in-fact to represent me before any office, department, and at all levels of the Internal Revenue Service concerning any and all past or future taxable years concerning my individual or business tax matters. My attorney-in-fact is authorized, subject to revocation, to receive confidential information

and to perform any and all acts that I could perform with respect to the above-specified tax matters, including the power to negotiate, compromise, settle, and litigate such matters, to receive refund checks and to sign the returns. This power of attorney revokes all earlier powers of attorney and tax information authorizations on file with the Internal Revenue Service of the same tax matters and years or periods covered by this power of attorney. My attorney-in-fact may represent me in all tax matters, including but not limited to federal, state, local, gift, FICA, payroll, and all other funds before all officers and at all levels.

26. **Nomination of Guardian:** If it should at any time be necessary to appoint a guardian or limited guardian of the estate of the principal, I hereby nominate the attorney-in-fact designated herein as such guardian or limited guardian of my estate. I nominate the person designated in my medical power of attorney as the guardian of my person if necessary. If I have not signed such a document then the person named herein is nominated as guardian of my person if necessary.

27. **Indemnity:** My estate shall hold harmless and indemnify my attorney-in-fact from any and all liability from acts done in good faith and not in fraud of the Principal. This indemnification shall not extend to any negligence or willful wrongdoing by my attorney-in-fact.

28. **Termination of Guardian:** The appointment of a guardian of my estate vests in that guardian, with court approval, the power to revoke, suspend, or terminate this power of attorney. A guardian of the person does not have such power.

29. **Governing Law:** The terms of this Power of Attorney shall be governed by the laws of the State of Washington.

DATED this 26 day of July, 1998.

Martha A. Bosh
Martha A. Bosh

N. Boninville WA
Address

541-22-3594
Social Security Number

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STATE OF WASHINGTON)

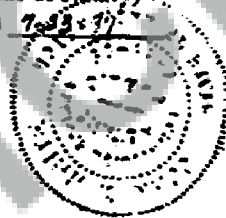
COUNTY OF KING) ss.
)

This is to certify that on the 26th day of July, 1998, before me, the undersigned Notary Public, personally appeared MARTHA ANN BOSH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing General Durable Power of Attorney, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunder set my hand and affixed my official seal the day and year first above written.

John C. White
NOTARY PUBLIC in and for the State
of Washington, Residing at Kirkland

John C. White
(Printed or Stamped Name of Notary)
My appointment expires 7-23-99



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Lot 19, Block 8, PLAT OF RELOCATED NORTH BONNEVILLE, recorded in Book B of Plats, Page 16, under Skamania County File No. 83466, also recorded in Book B of Plats, Page 32, under Skamania County File No. 84429, records of Skamania County, Washington.