

**AFTER RECORDING MAIL TO:**

Name James Robinson

Address PO Box 2217

City / State Lebanon, OR 97355

SCR 27820

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

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

**Reference Number(s) of Documents assigned or released:**

☐ Additional numbers on page \_\_\_\_\_ of document



**First American Title  
Insurance Company**

(this space for title company use only)

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

1. Robinson, Emelia
- 2.
- 3.
- 4.
5. ☐ Additional names on page \_\_\_\_\_ of document

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

1. Nelson, Evelyn
2. Robinson, Jim
- 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)

Lots 4,5,6,7,8 and 9 of Block 'B' of the Town of Carson, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 23, in the County of Skamania, State of Washington.

☐ Complete legal description is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel / Account Number(s):** 03-08-29-1-1-1700-00

5-24-2005  
JMG

WA-1

**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.

## DURABLE GENERAL POWER OF ATTORNEY

I, Emelia Robinson, do hereby make, constitute and appoint Evelyn Nelson AND Jim Robinson my Agent and Attorney-in-fact (hereinafter called Agent), with power and authority:

1. **Support.** To make expenditures for my care, maintenance, support and general welfare, and to distribute such sums as are necessary for the care, maintenance, education and support of members of my immediate family who are or become dependent upon me for support;
2. **Management.** To take possession of, manage, administer, operate, maintain, improve and control all my 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;
3. **Collections.** To collect and receive any money, or property, debts or claims whatsoever, now or hereafter due, owing and payable or belonging to me; and to forgive debts; and to give receipts, acquittances or other sufficient discharges for any of the same;
4. **Checks and Notes.** To sign, endorse, sell, discount, deliver and/or deposit checks, drafts, notes and negotiable or nonnegotiable instruments, including any payments to me drawn on the Treasury of the United States or the State of Washington or any other state or governmental entity, and to accept drafts;
5. **Investments.** To retain any property in the hands of the Agent 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 my Agent may deem prudent; and to hold my securities in the name of its nominee or unregistered in such form that transfer thereof may be effected by delivery;
6. **Debts.** To pay my debts and other obligations;
7. **Litigation.** To sue upon, defend, compromise, submit to arbitration or adjust any controversies in which I may be interested; and to act in my name in any complaints, proceedings or suits with all the powers I would possess if personally present and under no legal disability;
8. **Acquisition.** To bargain for, buy and deal in property and goods of every description;
9. **Disposition.** To sell, convey, grant, exchange, transfer, option, convert, mortgage, pledge, consign, lease and otherwise dispose of any of my property, whether real or personal;

Initials: 

GENERAL POWER OF ATTORNEY - PAGE 1

10. **Disclaimers.** To make, execute and deliver disclaimers and renunciations of all or any portion of any right, title and interest of mine whatever, whether now or hereafter accrued, and to qualify the same under then-applicable federal and state statutes;
11. **Borrowing.** To advance or loan the Agent's own funds on my behalf; and to borrow any sums of money on such terms and at such rate of interest as my Agent may deem proper and to give security for the repayment of the same;
12. **Agreements.** To make and deliver any deeds, conveyances, contracts, covenants and other instrument, undertakings or agreements, either orally or in writing, which my Agent may deem proper;
13. **Voting.** To appear and vote for me in person or by proxy at any corporate or other meeting;
14. **Safety Deposit Box.** To have access to any safety deposit box which has been rented in my name or in the name of myself and any other person or persons;
15. **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 my name or in the name of myself and any other person or persons or in an Individual Retirement Account, and generally to do any business with any such financial institution or agency on my behalf;
16. **Tax Returns.** To sign and file on my behalf all city, county, state, federal and other governmental or quasi-governmental tax returns or reports, including income, gift, sales, business, and property tax returns or reports of every kind whatsoever; to receive confidential information regarding my tax accounts; to execute waivers, extension agreements, settlement agreements and closing agreements with respect to those returns and to appear for me, in person or by attorney, and represent me before the United States Treasury Department or the Washington Department of Revenue or the taxing authority of any other state or governmental entity.
17. **Government Benefits.** To do and perform every act necessary or desirable and to serve as representative payee with respect to rights and entitlements for my benefit and the benefit of my spouse from Social Security, Medicare and military service;
18. **U.S. Government Securities.** To purchase U.S. Treasury Bonds or other instruments redeemable at par in payment of federal estate taxes; to purchase, redeem, invest or reinvest, change address and perform any other transactions as deemed necessary with regards to Series E, EE, H, and HH Bonds, as well as U.S. Treasury Bills, Notes, Bonds or other securities issued or guaranteed by the U.S. Government, its agencies or instrumentalities.

Initials: 

GENERAL POWER OF ATTORNEY – PAGE 2

19. **Trusts.** To add any or all of my assets to a trust created by me alone or in conjunction with one or more other persons and already in existence at the time of the creation of this power if the trust provides that the income and principal shall be paid to me or applied for my benefit during my lifetime; to write and execute on my behalf a living trust wherein my Agent or one of its choosing is trustee and I am trustor, and providing that I am sole beneficiary for my lifetime and that remainder beneficiaries are those as stated in that last Will of mine which is actually known to my Agent (or if my Agent knows of no unrevoked Will, then those who are intestate heirs); and to transfer and deliver any asset of mine to said trust, to be added to the res thereof;
20. **Business Interests.** To continue as a going concern any business interest owned by me, either individually or as a co-partner;
21. **Employees.** To employ, compensate from my funds, and discharge any persons, firms and services, including without limitation accountants, attorneys, brokerages, housekeepers, nurses, physicians, and other professional and non-professional services (and including any I may have hired myself), as my Agent may deem appropriate for my emotional, financial or physical well being;
22. **Residence.** To choose the place of my personal residence, whether at my usual place of abode or in any other place which my Agent deems suitable to my financial, mental and physical state, and to contract for the same;
23. **Pensions.** To act on my behalf in dealing with my pension and retirement plans, including the power to make IRA contributions, IRA rollovers, voluntary contributions, borrow from any retirement plan, elect or select pay out options, and take any other steps which I might take on my own behalf with regard to my retirement and/or IRA/pension plans;
24. **Joint Assets.** To convert joint assets into sole ownership of the other joint tenant, and also to liquidate any jointly held assets and to direct the investment holder to make out the check, in liquidation and distribution of the holding, to the benefit of only one of the joint owners;
25. **Mail.** To redirect my mail;
26. **Credit Accounts.** To cancel or continue my credit cards and/or any credit or charge accounts;
27. **Documents.** To take custody of my Will, deeds, life insurance policies, contracts, securities, or other important papers;
28. **Reformation.** To reform any estate planning documents, other than Wills, if they prove to be defective after incompetence;

E. R.

Initials: \_\_\_\_\_

GENERAL POWER OF ATTORNEY – PAGE 3

29. **Entitlements.** To make any decisions my Agent may, in its own discretion, determine necessary for disposing of or transferring my property in order to effect the best result possible for my entitlement to public services or benefits;
30. **Charities.** To make charitable gifts in my name in continuation of a pattern of charitable giving I may have established while competent;
31. **Gifts.** To make gifts to my Agent itself, and to arrange for transfers of jointly held property of mine to my Agent's own name alone, and when my Agent is acting in this way, I authorize my Agent to "self-deal" in this manner with my assets with my full prior approval and without any prohibition against self-dealing. If I move from my usual abode to a care facility, and my Agent after consultation with a medical doctor determines I am of such deteriorated medical condition that I am unlikely ever to return to live in my former residence, then my Agent may give outright some or all of my household goods, personal effects, and other like contents of my home to the beneficiaries described in that last Will of mine which is actually known to my Agent, or my Agent may sell the same and add the net proceeds to my accounts, or may give away some and sell others, all within my Agent's sole discretion;
32. **Substitution and Delegation.** To appoint and substitute for my said Agent, nominees or attorneys to exercise any or all of the powers herein and to revoke their authority at pleasure;
33. **General Authority.** In addition to the foregoing, generally to do and perform for me in my name as my Agent and attorney-in-fact all and every act and thing necessary or desirable to conduct, manage and control all my business and my property, wheresoever situate, and whether now owned or hereafter acquired, as my Agent may deem for my best interest and to execute and acknowledge any and all instruments necessary or proper to carry out the foregoing powers. I hereby release all third persons from responsibility for my Agent's acts and omissions and I empower my Agent to indemnify all such persons against loss, expense and liability.

**Definitions.**

1. Whenever the term Agent or Attorney-in-fact is used herein it shall refer to my Co-Agent's and Co-Attorney's, Evelyn Nelson and Jim Robinson.
2. Whenever any provision herein requires the signature of my Agent it shall require both the signatures of my Co-Agent's and Co-Attorney's.

**Nomination of Guardian and Conservator.** I hereby nominate and request the proper court to appoint my named Agent as both my legal guardian and my conservator, should those proceedings become necessary.

Initials: E. P.

**Third Party Reliance.** Third persons may conclusively rely upon the continued validity of this Power of Attorney until receiving actual knowledge of its revocation. Third persons may conclusively rely on a copy of this instrument in its entirety or any portion thereof certified as such by my Agent.

**Exculpation.** My Agent shall not be held liable to me, my guardians, conservators, personal representatives, heirs, devisees, successors, assigns or to any party claiming by or through me, for any act or omission by my Agent hereunder unless resulting from my Agent's own bad faith or gross negligence.

**Durability.** These powers of attorney shall be exercisable by my Agent on my behalf notwithstanding that I may become legally disabled or incompetent.

**Governing Law.** All questions pertaining to validity, interpretation and administration of this power shall be determined in accordance with the Laws of Washington.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 2<sup>nd</sup> day of September, 2004.

Emelia Robinson  
Emelia Robinson

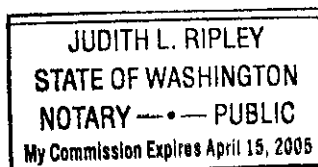
Witness:

Lois M. Hawkes

STATE OF WA )  
 )  
County of CLARK )

ss.

On the 2<sup>nd</sup> day of September, 2004, personally appeared the above named Emelia Robinson and acknowledged the foregoing instrument to be that same person's own voluntary act and deed. Before me:



Judith L. Ripley  
Notary Public for the State of WA  
Residing at VANCOUVER  
My Commission Expires: 4-15-05

Initials: \_\_\_\_\_

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