

AFTER RECORDING MAIL TO:

Name Pat Freeman

Address 7621 E Pueblo Ave.

City/State Mesa, AZ 85208

sdcc 31722

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

1. DURABLE 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. FREEMAN, MARY PAULINE
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

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

1. FREEMAN, PATRICK H.
- 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)

Lot C, of Block 3 Bauguess and Cole Addition to the town of North
Bonnevillle according to the recorded plat thereof recorded in Book
A of plats, Page 107, in the County of Skamania, State of Washington.

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s): 02-07-21-1-2-0600-00

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 POWER OF ATTORNEY

MARY PAULINE FREEMAN, a resident of Skamania County, Washington, as authorized by RCW 11.94, hereby names her son, PATRICK H. FREEMAN, born February 4, 1941, as attorney-in-fact with the intention that this designation of durable power of attorney shall remain in force and not be limited by any future disability or incompetence of the principal. In the event PATRICK H. FREEMAN shall be unwilling or unable to act as attorney-in-fact, MARY PAULINE FREEMAN appoints her son, BOB THOMAS FREEMAN, born June 6, 1942, as alternate attorney-in-fact, with all the same powers as granted unto the first-named attorney-in-fact.

1. POWERS.

(a) General Powers. The attorney-in-fact shall act as a fiduciary for the principal. The attorney-in-fact shall have all powers over the principal's estate that the principal has or acquires, both within and without the State of Washington, except for those powers specifically excluded in paragraph 1(c) of this document. In the event of the principal's disability or incompetence the attorney-in-fact shall have equal powers over the principal's person as well.

(b) Specific Powers. The attorney-in-fact shall have all powers as are necessary or desirable to provide for the support, maintenance, health, emergencies, and urgent necessities of the Principal. The specific powers of the attorney-in fact shall include, but not be limited to, the following:

(1) To have the sole and exclusive authority to determine medical treatment for the principal, if the principal shall be physically or mentally incapacitated or otherwise unable to make such authorization for herself, including authorization for emergency care, hospitalization, surgery, therapy

M P F

and/or any other kind of treatment which the attorney-in-fact shall, in his sole discretion, think necessary. In order for my Attorney-in-Fact to have the necessary information to give informed consent in all matters relating to my health care, I hereby authorize all physicians, psychologists, and mental health care practitioners who have treated me, and all other providers of health care goods and services, including without limitation, pharmacists, clinics, surgicenters, and hospitals, to release to my Attorney-in-Fact all information contained in my medical records which my Attorney-in-Fact may request. I hereby waive all privileges attached to physician-patient or psychologist-patient relationship and to any communication, verbal or written, arising out of any such a relationship. My Attorney-in-Fact is authorized to request, receive and review any information, verbal or written, pertaining to my physical or mental health, including medical and hospital records, and to execute any releases, waivers, or other documents that may be required in order to obtain such information, and to disclose such information to such persons, organizations, and health care providers as my Attorney-in-Fact may designate. This authorization shall not be conditioned upon my incapacity, but shall be effective immediately so that my Attorney-in-Fact or alternate Attorney-in-Fact can effectively participate in and be informed about my health care.

(2) To be given first priority, along with the other members of the principal's family, in visitation should the principal be a patient in any institution and unable to express a preference on account of her illness or disability.

(3) To have the authority to make any necessary gifts for the purpose of qualifying the principal for medical assistance or limited casualty program for the medically needy.

(4) To make pre-arrangements for the principal's funeral and method of disposition and execute any funeral arrangement and method of distribution contracts on the principal's behalf.

(5) Also subject to the criterion and limitations stated in this instrument, the attorney-in-fact shall have the authority to make gifts on behalf of the principal, provided such gifts shall not exceed the annual gift tax exclusion allowed by the Internal Revenue Code or the law of any State in which the principal is domiciled at the time such

M P F

gift is made unless the attorney-in-fact determines a gift or gifts in excess of the annual gift tax exclusion are in the best interest of the principal in minimizing the principal's unified gift and estate tax liability. In making such gifts the attorney-in-fact shall consider the pattern of giving established by the principal, the ability to continue to make such gifts, the principal's continued health and well-being, the potential reduction of estate tax at the time of the principal's death and other estate planning considerations. The attorney-in-fact shall not breach any fiduciary duty by reason of gifts made or withheld in good faith. *Furthermore, gifts made to my attorney-in-fact by my attorney-in-fact under this provision are hereby authorized.*

(6) To buy, receive, lease, borrow, accept, or otherwise acquire; to sell, assign, transfer, convey, lend, release, waive, mortgage, quit claim, or otherwise encumber or dispose of; to revoke, create, or modify any trust of; or to contract or agree for the acquisition, disposal, or encumbrance of, any property whatsoever or any custody, possession, interest, or right therein, upon such terms as the said attorney-in-fact shall think proper.

(7) To buy, sell, assign, transfer, make, endorse, accept, receive, sign, seal, execute, acknowledge and deliver deeds, mortgages, leases, assignments, agreements, certificates, obligations, checks, notes, bonds, vouchers, receipts, notices, claims, proofs, proxies, stock powers, bond or stock certificates and such other written instruments of whatever kind and nature as may be necessary, convenient, or proper in the premises.

(8) To deposit, withdraw or transfer any money or credits in any banking or building, savings, loan or credit union institution or any other depository, or investment or execute and renew any checks, withdrawals, deposits, promissory notes, bonds, bills or exchange or evidences of indebtedness and to waive notice of demand and other protest and to transact and perform any and all other banking or financial business and affairs of any kind whatsoever, including accessing any safe deposit box, as fully and completely as the principal may do if present.

MRF

(9) To pay, settle, compromise or otherwise discharge any and all claims of liability or indebtedness against the principal, and, in so doing, 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.

(10) To participate in any legal action in the name of the principal or otherwise. This shall include (a) actions for attachment, execution, eviction, foreclosure, indemnity, and any other proceeding for equitable or injunctive relief and (b) legal proceedings in connection with the authority granted in this instrument.

(c) Exclusions. The attorney-in-fact shall not have the power to revoke or change any estate planning or testamentary documents previously executed by the principal, except as provided herein.

2. EFFECTIVE DATE. This power of attorney shall become effective immediately.

3. DURATION. This Durable Power of Attorney becomes effective as provided in paragraph 2, and shall remain in effect until revoked or terminated under the terms of paragraph 4.

4. REVOCATION AND TERMINATION.

(a) 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 and by recording the written instrument of revocation in the office of the recorder or auditor of the principal's residence - to wit - the auditor's office of Skamania County in Stevenson, Washington.

MPF

(b) Termination by Death of the 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.

(c) Nomination of Guardian. If guardianship or protective proceedings are commenced in the appropriate court for the appointment of a guardian or limited guardian of the principal's estate or person, the principal hereby nominates the attorney-in-fact as the appropriate person to be appointed as guardian or limited guardian if the guardianship is deemed necessary by the court. Pursuant to RCW 11.94.010, the court shall appoint the attorney-in-fact as the principal's guardian or limited guardian if this nomination is the principal's most recent nomination made in a Durable Power of Attorney. The court shall not appoint the attorney-in-fact as the principal's guardian or limited guardian only if good cause is shown or if the attorney-in-fact is deemed disqualified.

(d) Termination by Appointment of Guardian. This power of attorney may be terminated, revoked, or suspended by any person who is appointed by the Superior Court to be guardian of the estate of the principal; however, court appointment of a guardian of the person of the principal shall not affect this power of attorney.

5. RIGHTS AND DUTIES OF THE ATTORNEY-IN-FACT.

(a) Reliance. The attorney-in-fact and all persons dealing with the attorney-in-fact shall be entitled to rely upon this power of attorney so long as it is effective, and has not been revoked, suspended, or terminated. Any action taken in reliance on this document unless otherwise invalid or unenforceable shall be binding on the heirs, devisees, legatees, or personal representatives of the principal.

M P F

(b) 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 done in fraud of the principal.

(c) Accounting. The attorney-in-fact shall be required to account to any subsequently appointed personal representative.

(d) Compensation. My attorney-in-fact shall receive reasonable compensation for services rendered.

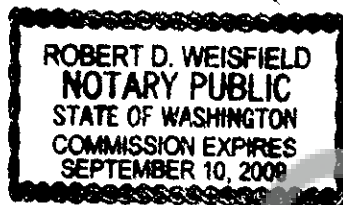
Dated this 15 day of March, 2007.

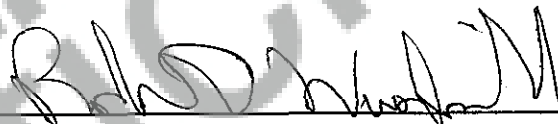
Mary Freeman
MARY PAULINE FREEMAN, Principal

STATE OF WASHINGTON)
) §
COUNTY OF KLUCKITAT)

This is to certify that on the 15 day of March, 2007, before me, the undersigned Notary Public, personally appeared MARY PAULINE FREEMAN, to me known to be the individual described herein and who executed the foregoing 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 hereunto set my hand and affixed my official seal.




Robert D. Weisfield
Notary Public in and for the State of
Washington, residing at White Salmon
My commission expires: 9/10/09.

This Durable Power of Attorney, consisting of seven pages, was prepared by:
Robert D. Weisfield, Attorney at Law
WSBA #3538
P. O. Box 421 (218 E. Steuben)
Bingen, WA 98605
(509) 493-2772