

Return Address:

Mary Beth Sauter
PO Box 42
Lytle, WA 98635

Document Title(s) or transactions contained herein:

Durable Power of Attorney

GRANTOR(S) (Last name, first name, middle initial)

Gerald Frederick Titchener

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

Mary Beth Sauter

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page _____ of document.

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

DURABLE GENERAL POWER OF ATTORNEY

I, **GERALD FREDERICK TITCHENAL**, a resident of the State of Washington, do hereby make, constitute, and appoint the following person to serve as Agent to exercise the powers set forth below and to act as guardian or limited guardian of the person of the Principal, should guardianship proceedings become necessary or desirable: Mary Beth Sauter.

1. **EFFECTIVENESS.** This power of attorney shall be effective immediately. It shall not be affected by the Principal's subsequent disability or incompetence, and shall continue until terminated as provided below.

2. **GENERAL POWERS.** The Agent 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. Included in this grant of authority is the power to purchase, convey, encumber, lease, improve, and otherwise deal with real estate. In addition, the Agent shall have the following powers:

- A. **SUPPORT.** To make expenditures for 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;
- B. **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;
- C. **COLLECTIONS.** To collect and receive any money, property, debts, or claims whatsoever, now or hereafter due, owing, and payable or belonging to me; and to forgive debts; and to give receipts, acquittance, or other sufficient discharges for any of the same;
- D. **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;
- E. **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 the Agent may deem prudent;
- F. **DEBTS.** To pay debts and other obligations;

- G. 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;
- H. ACQUISITION. To bargain for, buy, and deal in property and goods of every description;
- I. 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;
- J. 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;
- K. AGREEMENTS. To make and deliver any deeds, conveyances, contracts, covenants, and other instruments, undertaking or agreements, either orally or in writing, which my Agent may deem proper;
- L. VOTING. To appear and vote for me 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 my name or in the name of myself 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 my name or in the name of myself and any other person or persons and generally to do any business with any such financial institution or agency on my behalf;
- O. 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 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;
- P. GOVERNMENT BENEFITS. To do and perform every act necessary or desirable and to serve as representative payee with respect to rights and entitlement for my benefit and the benefit of my spouse 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 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;
- S. BUSINESS INTERESTS. To continue as a going concern any business interest owned by me, either individually or as a co-partner;
- T. SUBSTITUTION AND DELEGATION. To appoint and substitute for my said Agent any Agents, monies, or attorneys to exercise any or all of the powers therein and to revoke their authority at pleasure;
- U. GENERAL AUTHORITY. I authorize my Agent for me in my name generally to do and perform 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, hereby releasing 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;
- V. 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 of any portion thereof certified as such by my Agent;
- W. DURABILITY. These powers of attorney shall be exercisable by my Agent on my behalf notwithstanding that I may become legally disabled or incompetent; and
- X. GOVERNING LAW. All questions pertaining to validity, interpretation, and administration of this power shall be determined in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of May, 2016.

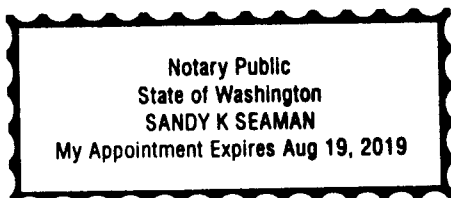
Gerald Frederick Titchenal
GERALD FREDERICK TITCHENAL


[Notary on following page]

STATE OF Washington)
County of Skamania) ss.

On May 2nd., 2016, personally appeared the above-named GERALD FREDERICK TITCHENAL and acknowledged the foregoing instrument to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.




Notary Public for State of Washington
Residing at: Skamania
My Commission Expires: 8/19/19.