

WHEN RECORDED RETURN TO:

Columbia Gorge Title
PO Box 277
Stevenson WA 98648

DOCUMENT TITLE(S):

Limited Power of Attorney for Sale of Real Estate

PRICIPAL:

Bernita Trotter

AGENT:

CRAIG BEEBE

LEGAL DESCRIPTION:

The North half of the Following described tract:

The West 1,585 feet of the South half of the South half of the Northwest Quarter of Section 23,
Township 3 North, Range 8 East of the Willamette Meridian: Except the West 1,186 feet thereof, said
tract containing 3.0 acres more or less, TOGETHER WITH all water that the sellers may have.
TOGETHER WITH 1966 Frontier Mobile Home: Title #7625903221

TAX PARCEL NUMBER(S):

03-08-23-0-0-0900-00

Skamania County Assessor
Date 11/17/16 Parcel# 3-8-23-0-0-900
Jm

LIMITED POWER OF ATTORNEY FOR SALE OF REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS:

I, Bernita Trotter ("Principal") maintaining an address at 3603 W Manning Loop Couer D'Alene, ID 83815 do hereby make and appoint Craig Beebe ("Agent") maintaining an address at: 22 Fourth Street PO Box 101 Carson, WA 98610 my true and lawful attorney-in-fact for me and in my name, and in my behalf with full power to:

Sell or convey, upon such terms as my Agent shall deem appropriate, my interest in the real estate located at: 232 Marty Road (Home Valley) Stevenson, WA 98648 (Address of property) and legally described as: tax parcel 03-08-230-0-0900-00

The North Half of the following described tract:
The West 1,585 feet of the South half of the South half of the Northwest Quarter
Of Section 23, Township 3 North, Range 8 East, Willamette Meridian; Except
the West 1,186 feet thereof, said tract containing 3.0 acres more or less, TOGETHER
WITH all water rights that the sellers may have.

TOGETHER WITH 1966 Frontier Mobile Home: Title #7625903221.

This limited power of attorney shall include the right to complete and execute any and all documents, instruments, warranties, releases or deeds necessary for such transaction and to do all other things required to complete such transaction, including retaining lawyers, accountants, brokers, and collecting and receiving the proceeds from any such sale.

I hereby ratify and confirm all acts that my Agent, shall lawfully do or cause to be done by virtue of this power of attorney and the rights hereby granted.

This Limited Power of Attorney and the rights, powers, and authority of my Agent shall become effective immediately upon execution of this instrument. The rights, powers, and authority of this document shall remain in full force and effect thereafter until the above described real estate is sold or transferred and the transaction is completed or in the event of my death, disability or incapacity, or upon my revocation of this document, whichever occurs first. As used herein, "disability" or "incapacity" shall mean a lack of capacity to receive and evaluate information effectively, to communicate decisions, and/or to manage my financial resources and affairs properly.

If any part of this document is held to be invalid, illegal or unenforceable under applicable law, then the remaining unaffected parts of the document shall still remain in full force and effect and not be affected by any partial invalidity.

Any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Agent shall not be liable for losses resulting from judgment errors made in good faith. However, Agent will be liable for breach of fiduciary duty, failure to act in good faith and/or willful misconduct, while acting under the authority of this Power of Attorney.

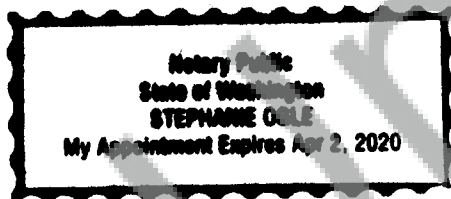
I may revoke this Power of Attorney at any time by providing written notice to my Agent.

Signed on 10/14/16 (date), at Mercer Island (city), Washington (state).

Bernita L. Trotter
Signature of Principal

State of Washington)
County of King) ss

The foregoing instrument was acknowledged before me this 14th day of October, 2016 by Bernita L. Trotter (name of Principal), who is personally known to me or who has produced Driver I.D. as identification.



Stephanie Ogle
Signature of person taking acknowledgment (Notary Public)

Stephanie Ogle
Name typed, printed, or stamped