

WHEN RECORDED RETURN TO:

Rod WESTLUND
 1435 - 8th Ave
 SAN FRANCISCO, CA
 94122

DOCUMENT TITLE(S)
 Durable Power of Attorney

REFERENCE NUMBER(S) of Documents assigned or released:
 Book 3 page 335

Additional numbers on page _____ of document.

GRANTOR(S):
 GRACE M WESTLUND

Additional names on page _____ of document.

GRANTEE(S):
 Rod R WESTLUND.

Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
 Lot 1, 2, 3, 4 of the McGuire Short Plat.

Complete legal on page 1 of document.

TAX PARCEL NUMBER(S):
 (L1) 03-08-29-0-0-0502-00 ~~1/27~~
 (L2) 03-08-29-0-0-0503-00
 (L3) 03-08-29-0-0-0504-00 8m 10/2/17
 (L4) 03-08-29-0-0-0505-00

Additional parcel numbers on page _____ of document.

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

SKAMANIA COUNTY
 REAL ESTATE EXCISE TAX
 N/A
 OCT - 2 2017

PAID N/A
[Signature]
 SKAMANIA COUNTY TREASURER

**DURABLE POWER OF ATTORNEY
OF
GRACE M. WESTLUND**

Introductory Provision. I, **GRACE M. WESTLUND**, as principal ("Principal"), hereby appoint **RODENEY RAYMOND WESTLUND** to serve as my agent ("Agent") and to exercise the powers and discretions set forth below.

Statement of Intent to Create Durable Power of Attorney Under State Statute. By this instrument I intend to create a Durable Power of Attorney under California law.

**ARTICLE I
ASSET POWERS**

Power to Sell Specific Real Property. My Agent is authorized in my Agent's sole and absolute discretion from time to time and at any time, to develop, redevelop, subdivide entitle, build upon and sell the certain real property located in the County of Skamania, State of Washington, described as follows:

Lots 1, 2, 3, and 4 of the McGuire Short Plat, according to the plat thereof, recorded in Book 3 of Short Plats, Page 335, in County of Skamania, State of Washington.

Tax account nos. 03-08-29-0-0-0502-00, 03-08-29-0-0-0503-00, 03-08-29-0-0-0504-00, 03-08-29-0-0-0505-00

Skamania County Assessor

Date 10-2-17 Parcel# See Above
ym

(the "Premises") on such terms and conditions as my Agent shall deem appropriate; and in total payment of the consideration for all are or a specific parcel of the Premises.

**ARTICLE II
INCIDENTAL POWERS**

Introduction. In connection with the exercise of the powers and discretions herein described, my Agent is fully authorized and empowered to perform any acts and things and to execute and deliver any documents, instruments, affidavits, certificates, and papers necessary or appropriate to such exercise or exercises, including without limitation the following:

(1) **Hire and Fire - All Personnel.** To employ, compensate, and discharge such professional personnel including lawyers, accountants, brokers, advisors, consultants and employees as my Agent deems appropriate.

(2) **Sign Documents and Incur Costs in Implementing the Agent's Instructions.** To sign, execute, endorse, seal, acknowledge, deliver, and file or record instruments and documents, including but not limited to contracts, agreements, and conveyances of real and personal property, instruments granting and perfecting security instruments and obligations, orders for the payment of money, receipts, releases, waivers, elections, vouchers, consents, satisfactions, and certificates. In addition, any Agent of mine who has the authority to incur costs on my behalf may render the bills for such costs to any Agent of mine who has been granted the authority to pay such costs or to any trustee of any revocable living trust of mine, or guardian, committee, or conservator who has authority to pay such costs I request that costs be paid promptly. Any recipient thereof (i.e. my Agent with authority to pay or my trustee) shall promptly pay such costs.

ARTICLE III THIRD PARTY RELIANCE

Introduction. For the purpose of inducing all persons, organizations, corporations, and entities, including but not limited to any bank, broker, custodian, insurer, lender, transfer agent, taxing authority, governmental agency, or other party, all of whom will be referred to in this article as a "Person," to act in accordance with the instructions of my Agent as authorized in this instrument with respect to my property matters, I hereby represent, warrant, and agree that:

(1) **Third Party Liability for Revocation and Amendments.** If this instrument is revoked or amended for any reason, I, my estate, and my Executor or Administrator will hold any person, organization, corporation, or entity, hereinafter referred to in the aggregate as "Person," harmless from any loss suffered or liability incurred by such Person in acting in accordance with the instructions of my Agent acting under this instrument prior to the receipt by such Person of actual written notice of any such revocation or amendment.

(2) **Agent Has Power to Act Alone.** The powers conferred on my Agent by this instrument may be exercised by my Agent alone and my Agent's signature or act under the authority granted in this instrument may be accepted by persons as fully authorized by me and with the same force and effect as if I were personally present, competent, and acting on my own behalf. Consequently, all acts lawfully done by my Agent hereunder are done with my consent and shall have the same validity and effect as if I were personally present and personally exercised the powers myself, and shall inure to the benefit of and bind me and my estate and my Executor or Administrator.

(3) **No Liability to Third Parties for Reliance on Agent.** No Person who relies in good faith on the authority of my Agent under this instrument shall incur any liability to me, my estate or my Executor or Administrator. In addition, no Person who acts in reliance on any

representations my Agent may make as to (a) the fact that my Agent's powers are then in effect, (b) the scope of my Agent's authority granted under this instrument, (c) my competency at the time this instrument is executed, (d) the fact that this instrument has not been revoked or amended, or (e) the fact that my Agent continues to serve as my Agent shall incur any liability to me, my estate or my Executor or Administrator for permitting my Agent to exercise any such authority, nor shall any Person who deals with my Agent be responsible to determine or insure the proper application of funds or property by my Agent. Any party dealing with any Person named as Agent (including any Person named as an Alternate Agent hereunder) may rely on as conclusively correct an affidavit or certificate of such Agent that (i) my Agent's powers are then in effect, (ii) the action my Agent desires to take is within the scope of my Agent's authority granted under this instrument, (iii) I was competent at the time this instrument was executed, (iv) this instrument has not been revoked, and/or (v) my Agent continues to serve as my Agent.

(4) **Authorization to Release Information to Agent.** All Persons from whom my Agent may request information regarding me, my personal or financial affairs, or any information which I am entitled to receive are hereby authorized to provide such information to my Agent without limitation and are released from any legal liability whatsoever to me, my estate, or my Executor or Administrator for complying with my Agent's requests.

ARTICLE IV DURABILITY PROVISION

Immediate Power. This power of attorney shall not be affected by my subsequent disability or incapacity, or lapse of time.

ARTICLE V ADMINISTRATIVE PROVISIONS

Introduction. The following provisions shall apply:

(1) **No Reimbursement or Compensation of Agent.** My Agent is not entitled to reimbursement for any costs or expenses incurred on my behalf via his own actions at any time under any provision of this instrument. My Agent shall not be entitled to compensation for services rendered hereunder.

(2) **Waiver of Acts of Omission and Commission.** My Agent (and my Agent's estate and Executor or Administrator), acting in good faith, are hereby released and forever discharged from any and all civil liability and from all claims or demands of all kinds whatsoever by me or my estate and Executor or Administrator arising out of the acts or omissions of my Agent, except for willful misconduct or gross negligence.

(3) **Severability.** If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

(4) **Governing Law and Applicability to Foreign Jurisdictions.** This instrument shall be governed by the laws of the State of California in all respects, including its validity, construction, interpretation, and termination. To the extent permitted by law, this power of attorney shall be applicable to all property of mine, real, personal, intangible, or mixed, wherever and in whatever state of the United States or foreign country the situs of such property is at any time located and whether such property is now owned by me or hereafter acquired by me or for me by my Agent.

(5) **Definitions.** Whenever the word:

(a) "Agent" or any modifying or equivalent word or substituted pronoun therefor is used in this instrument, such word or words shall be held and taken to include both the singular and the plural, the masculine, feminine and neuter gender thereof.

(6) **Revocation, Amendment, and Resignation.** This instrument may be amended or revoked by me at any time by the execution by me of a written instrument of revocation or amendment, delivered to my Agent and to all Alternate Agents. If this instrument has been filed or recorded in the public records, then the instrument of revocation or amendment shall be filed or recorded in the same public records. My Agent and any Alternate Agent may resign by the execution of a written resignation delivered to me or, if I am mentally incapacitated, by delivery to any person with whom I am residing or who has the care and custody of me or, in the case of an Agent's resignation, by delivery to the Alternate Agent.

(7) **Photocopies.** My Agent is authorized to make photocopies of this instrument as frequently and in such quantity as my Agent shall deem appropriate. Each photocopy shall have the same force and effect as any original.

(8) **Binding Effect.** This instrument and actions taken by my Agent properly authorized hereunder shall be binding on me, my estate and my Executor or Administrator.

IN WITNESS WHEREOF, I have executed this Durable Power of Attorney this
June 1, 2016.

Grace M. Westlund
GRACE M. WESTLUND, PRINCIPAL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF SANTA CLARA)

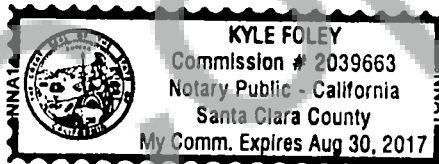
On June 1, 2016, before me, Kyle Foley, Notary Public, personally appeared GRACE M. WESTLUND, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kyle Foley



(Seal) Commission expires August 30, 2017