



When recorded return to:
Harvey Dale Erickson
c/o P.O. Box 825
Camas, WA 98607

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

1400 Washington Street, Suite 100
Vancouver, WA 98660

Escrow No.: 612870884

DOCUMENT TITLE(S)

Individual General Durable Power of Attorney

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Harvey Dale Erickson

GRANTEE(S)

Larry M. Erickson

ABBREVIATED LEGAL DESCRIPTION

LOT 1, SUBDIVISION OF SKAMANIA HIGHLANDS

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)


02051920020000

Additional Tax Accounts are 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 provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an

emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."



Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Unofficial
Copy

HARVEY D. ERICKSON
INDIVIDUAL GENERAL DURABLE POWER OF ATTORNEY

THE UNDERSIGNED INDIVIDUAL, domiciled and residing in the state of Washington, hereby revokes any and all Powers of Attorney relating to financial matters executed by the principal previous to this date, and the principal hereby designates the following-named person(s) as attorney-in-fact to act for the undersigned as the principal who may hereafter become incapacitated.

1. **Designations.** ERIC ERICKSON is designated as attorney-in-fact for the principal. If for any reason ERIC ERICKSON is unable or unwilling to act as attorney-in-fact LARRY ERICKSON is designated as alternate attorney-in-fact for the principal.

2. **Nomination of Guardian of Estate.** Said attorney-in-fact is hereby nominated guardian of the estate if protective proceedings for the principal are hereinafter commenced.

3. **Powers.** The attorney-in-fact, as fiduciary, shall have all powers of an absolute owner over the assets and liabilities of the principal, whether located within or without the state of Washington and power to contract for the principal. In addition to the powers listed above, the attorney-in-fact shall have the power:

- a. **Management.** To take possession of, manage, administer, operate, maintain, improve and control all property, real and personal:
- b. **Collections.** To collect and receive any money, property, debts or claims whatsoever, now or hereafter due, owing and payable or belonging to the principal; and to forgive debts; and to give receipts or other sufficient discharges for any of the same.
- c. **Checks and Notes.** To sign, endorse, sell, discount, deliver and/or deposit checks, drafts, notes and negotiable or nonnegotiable instruments, including any payments to the principal drawn on the Treasury of the United States or the state of Washington or any other state or governmental entity, and to accept drafts.
- d. **Investments.** To retain any property in the hands of the attorney-in-fact 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 principal's attorney-in-fact may deem prudent.
- e. **Debts.** To pay debts and other obligations.
- f. **Litigation.** To sue upon, defend, compromise, submit to arbitration or adjust any controversies in which the principal may be interested; and to act in the principal's name in any complaints, proceedings or suits with all

the powers principal would possess if personally present and under no legal disability.

- g. Acquisition.** To bargain for, buy and deal in real and personal property and goods of every description.
- h. Specific Real Property Rights.** To exercise the principal's rights with respect to all real property, including, but not limited to, the right to hold, manage, lease, develop, subdivide, sell and encumber real property owned by the principal.
- i. Disposition.** To sell, convey, grant, exchange, transfer, option, covert, mortgage, convey by deed of trust, pledge, consign, lease and otherwise dispose of any of the principal's property, whether real or personal, including, but not limited to, personal guarantees and unsecured borrowing on the principal's behalf.
- j. Borrowing.** To advance or loan the attorney-in-fact's own funds on the principal's behalf; and to borrow any sums of money on such terms and at such rate of interest as the principal's attorney-in-fact 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, undertakings or agreements, either orally or in writing, which the attorney-in-fact may deem proper.
- l. Voting.** To appear and vote in person or by proxy at any corporate or other meeting.
- m. Safe Deposit Box.** To have access to any safe deposit box, which has been rented in the name of the principal.
- 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 the name of the principal or in the names of the principal and any other person or persons and generally to do any business with any such financial institution or agency on behalf of the principal.
- o. Tax Returns.** To sign and file 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 the principal, in person or by attorney, and to represent the principal before the United States Treasury Department or the Washington

Department of Revenue or the taxing authority of any other state or governmental entity. This authority shall include the authority to execute IRS Form 2848 and any other power of attorney forms that will enable the attorney-in-fact to act on behalf of the principal with respect to federal and state tax matters.

- p. Government Benefits.** To do and perform every act necessary or desirable and to serve as representative payee with respect to rights and entitlements 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. Business Interests.** To continue as a going concern any business interest owned by the principal, either individually or as a co-partner.
- s. Guardian Ad Litem.** To waive, on behalf of the principal, the right to have a guardian ad litem appointed to protect the interest of the principal in any court proceeding if the attorney-in-fact deems that the principal's interests are otherwise adequately protected.
- t. Substitution and Delegation.** To appoint and substitute for said attorney-in-fact any attorneys-in-fact, nominees or attorneys to exercise any or all of the powers herein and to revoke their authority.
- u. General Authority.** To do and perform all and every act and thing necessary or desirable to conduct, manage and control all of principal's business and property, wheresoever situate, and whether now owned or hereafter acquired, as the principal's attorney-in-fact may deem for the principal's best interests 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 the attorney-in-fact's acts and omissions and the principal empowers the attorney-in-fact to indemnify all such persons against loss, expense and liability.

4. Purposes. The attorney-in-fact shall have full powers to provide for the support, maintenance, emergencies and necessities for the incapacitated principal.

5. Duration. The durable power of attorney becomes effective as provided herein, notwithstanding any uncertainty as to whether the principal is dead or alive.

6. Effectiveness. This power of attorney shall become effective upon the execution of this General Durable Power of Attorney. This power of attorney shall not be affected by the disability or incapacity of the undersigned, which makes him incapable of effectively managing his own property and affairs.

7. **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. In addition, if this power of attorney has been recorded, the written instrument of revocation shall be recorded in the office of the recorder or auditor of any county in which the power of attorney is recorded.

8. **Termination.**

- a. **By Appointment of Guardian.** The appointment of a guardian of the estate of the principal vests in the guardian, with court approval, the power to revoke, suspend or terminate this power of attorney. The appointment of a guardian of the person only does not empower the guardian to revoke, suspend or terminate this power of attorney.
- b. **By Death of 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.

9. **Accounting.** The attorney-in-fact shall be required to account to any subsequently appointed personal representative.

10. **Reliance.** Any person dealing with the attorney-in-fact shall be entitled to rely upon this power of attorney so long as such person has received no actual knowledge or actual notice of any revocation, suspension or termination of the power of attorney by death or otherwise at the time of any act taken pursuant to this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or personal representatives of the principal.

11. **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 in fraud of the principal.

12. **Applicable Law.** The laws of the state of Washington, as amended, shall govern this power of attorney.

13. **Definition.** The term "attorney-in-fact" as used herein shall be deemed to mean "co attorneys-in-fact" or "successor attorney-in-fact" when such functioning as attorney-in-fact appointed by this document.

14. **Reimbursement.** The attorney-in-fact shall be entitled to reimbursement for all reasonable costs and expenses incurred on the principal's behalf in exercising the powers granted herein and to remuneration for time expended on behalf of the principal.

This power of attorney is signed this 31 day of December, 2012.

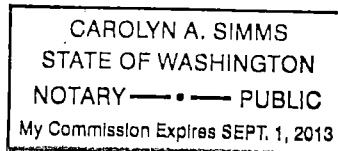


HARVEY D. ERICKSON

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that HARVEY D. ERICKSON is the person who appeared before me, and said person acknowledged that such person signed this instrument, and acknowledged it to be such person's free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: Dec. 31, 2012



Carolyn A. Simms
Notary Public in and for the State of Washington
residing at Washmyer County.
My appointment expires: 9-1-2013

**RESIGNATION OF ATTORNEY IN FACT
ERIC ERICKSON**

I, ERIC ERICKSON, Attorney in Fact for Harvey D. Erickson, by my signature below, hereby resign my duties as Attorney in Fact under the Power of Attorney executed by Harvey D. Erickson. My brother, LARRY M. ERICKSON, as designated Successor Attorney in Fact, shall serve as Attorney in Fact therein according to the terms and duties as specified in the Power of Attorney.

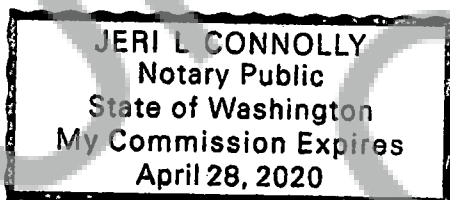



ERIC ERICKSON

STATE OF WASHINGTON)
County of ~~Clark~~ Skamania SS.

I certify that I know or have satisfactory evidence that ERIC ERICKSON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 24th day of November, 2017.




Notary Public for the State of Washington,
Residing in Skamania County.
My appointment expires: April 28, 2020