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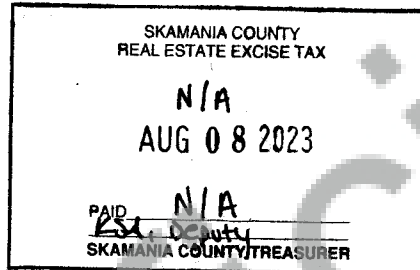
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Request of: COLUMBIA GORGE TITLE



Return Address:  
Lena M Good win  
11308 Coral Berry Dr.  
Frisco, TX 75033



WFG 23-148442

Document Title(s) Durable Power of Attorney

Grantor(s): Lena M. Goodwin

Grantee(s): Brandon Goodwin

Abbr. Legal:

Parcel no.: 02051124011000 ym 8/8/23

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## DURABLE POWER OF ATTORNEY

1. **Designation.** The undersigned (the "Principal") designates my son, Brandon Goodwin, as attorney-in-fact for the Principal.

2. **Effectiveness.** This Power of Attorney shall become effective immediately and shall remain effective upon the disability or incompetence of the undersigned. Disability shall include the inability to manage the Principal's property and affairs effectively, for whatever reason, including having been reported missing for more than 90 days. Disability may be evidenced by a written statement of a qualified physician regularly attending the undersigned and/or by other qualified persons with knowledge of any confinement, disappearance or inability to manage the property and affairs of the undersigned effectively. Incompetence may be established by a finding of a Court having jurisdiction over the undersigned.

3. **Duration.** This Durable Power of Attorney shall become effective as provided above and shall remain in effect to the extent permitted by Chapter 11.92 RCW, et seq., or until revoked or terminated pursuant to the provisions set out below, and notwithstanding any uncertainty as to whether the Principal is dead or alive.

4. **Powers.** The attorney-in-fact 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. These powers shall include, without limitation, the power and authority specified below.

4.1 **Real Property.** The attorney-in-fact shall have authority to purchase, take possession of, lease, sell, convey, exchange, mortgage, release, and encumber real property or any interest in real property.

4.2 **Personal Property.** The attorney-in-fact shall have authority to purchase, receive, take possession of, lease, sell, assign, endorse, exchange, release, mortgage and pledge personal property or any interest in personal property.

4.3 **Financial Accounts.** The attorney-in-fact shall have the authority to deal with accounts maintained by or on behalf of the Principal with institutions (including, without limitation, banks, savings and loan associations, credit unions and securities dealers). This shall include the authority to maintain and close existing accounts, to open, maintain and close other accounts, and to make deposits, transfers, and withdrawals with respect to all such accounts.

4.4 **United States Treasury Bonds.** The attorney-in-fact shall have the authority to purchase United States Treasury Bonds which may be redeemed at par in payment of federal estate tax.

4.5 **Moneys Due.** The attorney-in-fact shall have the authority to request,

demand, recover, collect, endorse and receive all moneys, debts, accounts, gifts, bequests, dividends, annuities, rents and payments due the Principal.

**4.6 Claims Against Principal.** The attorney-in-fact shall have authority 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.

**4.7 Legal Proceedings.** The attorney-in-fact shall have authority 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.

**4.8 Written Instruments.** The attorney-in-fact shall have the power and authority to sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper in exercise of the powers and authority granted to the attorney-in-fact as fully as the Principal could do is personally present.

**4.9 Safe Deposit Box.** The attorney-in-fact shall have the authority to enter any safe deposit box in which the Principal has a right to access.

**4.10 Transfers to Trust.** The attorney-in-fact shall have the authority to transfer assets of all kinds to the trustee of any trust which is for the sole benefit of the Principal and which terminates at the Principal's death with the property distributable to the personal representative of the Principal's estate.

**4.11 Disclaimer.** The attorney-in-fact shall have the authority to disclaim any interest, as defined in RCW 11.86.010, in any property to which the Principal would otherwise succeed.

**4.12 Delegation of Health Care Decisions.** I hereby grant to my attorney-in-fact full power and authority to make health care decisions for me to the same extent that I could make such decisions for myself if I had the capacity to do so. In exercising this authority, my attorney-in-fact shall make health care decisions that are consistent with my desires as stated in this document or otherwise made known to my attorney-in-fact, including, but not limited to, my desires concerning obtaining or refusing or withdrawing life-prolonging care, treatment, services and procedures.

**4.13 Access to Medical Records.** I hereby authorize all physicians and psychiatrists who have treated me, and all other providers of health care, including 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 the

physician-patient relationship and to any communication, 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 gain such information, and to disclose such information to such persons, organizations and health care providers as my attorney-in-fact may designate.

**4.14 Employment Authorization.** My attorney-in-fact is authorized to employ and discharge health care providers, including physicians, psychiatrists, dentists, nurses and therapists, as my attorney-in-fact shall deem appropriate for my physical, mental and emotional well-being and to bind me and my estate for payment for their services.

**4.15 Admission to Facilities.** My attorney-in-fact is authorized to apply for my admission to a medical, nursing, residential or other similar facility, execute any consent or admission forms required by such facility and enter into agreements for my care at such facility or elsewhere during my lifetime or for such lesser periods of time as my attorney-in-fact may designate.

**4.16 Consent to Procedures.** My attorney-in-fact is authorized to arrange for and consent to medical, therapeutical and surgical procedures for me, including the administration of drugs. The power to make health care decisions for me shall include the power to give consent, refuse consent, or withdraw consent to any care, treatment, service or procedure to maintain, diagnose or treat a physical or mental condition.

**4.17 Reserved Rights.** Notwithstanding any provision herein to the contrary, I retain the right to make medical and other health care decisions for myself so long as I am able to give informed consent with respect to a particular decision. In addition, no treatment may be given to me over my objection, and health care necessary to keep me alive may not be stopped if I object.

**5. Limitations of Powers.** Notwithstanding the foregoing, the attorney-in-fact shall not have authority to make, amend, alter, revoke or change any life insurance policy, employee benefit, or testamentary disposition of the Principal's property or to make any gifts of such property or to exercise any power of appointment. This limitation shall not affect the authority of the attorney-in-fact to disclaim any interest.

**6. Termination.** This power of attorney may be terminated by:

(a) the Principal by written notice to the attorney-in-fact and, if this power of attorney has been recorded, by recording the written instrument of revocation in the office of the recorder or auditor of the place where the power was recorded;

(b) a Guardian of the estate of the Principal after court approval of such revocation; or

(c) the death of the Principal upon actual knowledge or receipt of written notice by the attorney-in-fact.

7. **Accounting.** Upon request of the Principal or the Guardian of the estate of the Principal or the personal representative of the Principal's estate, the attorney-in-fact shall account for all actions taken by the attorney-in-fact for or on behalf of the Principal.

8. **Reliance.** Any person acting without negligence and in good faith in reasonable reliance on this power of attorney shall not incur any liability thereby. Any action so taken, unless otherwise invalid or unenforceable, shall be binding on the heirs and personal representatives of the Principal.

9. **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.

10. **Nomination of Guardian.** The Principal nominates my son, Brandon Goodwin, as guardian of the Principal's estate and Brandon Goodwin as guardian of the Principal's person if protective proceedings for the Principal's person or estate are ever commenced.

11. **Applicable Law.** The laws of the State of Washington shall govern this power of attorney.

DATED this 9<sup>th</sup> day of June, 2023.

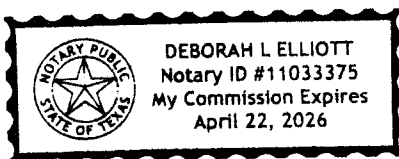
  
LENA MAE GOODWIN


STATE OF TEXAS )

COUNTY OF DENTON )

On this day personally appeared before me LENA MAE GOODWIN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and official seal on this 9<sup>th</sup> day of June, 2023.



  
Name: Deborah L Elliott  
Notary Public in and for the State of TX  
Residing at: Frisco, Texas