



AFTER RECORDING MAIL TO:

RACHEL MARIE RAND
10116 SE 12th ST
Vancouver, WA 98664

Grantor: RACHEL MARIE RAND
Grantee: RHODA JEAN GIGSTAD

GENERAL DURABLE POWER OF ATTORNEY

I, RACHEL MARIE RAND, hereby appoint RHODA JEAN GIGSTAD as my true and lawful attorney in fact to act in my name and for my benefit.

FOR THE FOLLOWING PURPOSES:

1. Accounts Receivable. To demand, sue for, collect and receive all sums of money, debts, legacies, rents, interest, dividends, annuities, insurance proceeds and other intangible amounts which are now due or shall hereafter become due, and which belong to me and to use all lawful means for the recovery thereof, and to compromise and settle any claims for funds due me.

2. Accounts Payable. To pay any just and lawful debt, rent, interest, principal, judgments or other demands which are now due or may hereafter become due, owing or payable by me.

3. Real Estate. To agree to purchase or sell any real estate or interest therein by written earnest money agreement or other written document, to purchase or sell real estate or any interest therein by deed or real estate contract, to take possession of any real estate owned by me by any lawful means and to institute suit for such possession if necessary. In this regard, my attorney in fact shall have the right to institute suit for unlawful detainer, foreclosure of mortgage or to quiet title and to forfeit any real estate contract or foreclose any deed of trust by judicial or nonjudicial means, to rent real estate for my use or rent any real estate belonging to me to others and execute any rental agreements or leases on my behalf, to plat, subdivide and develop any real estate owned by me and to dedicate any plat, street, alley or public way, and to authorize and contract for any improvements to or repairs to real estate owned by me. To carry out the terms of this paragraph and without limiting the authority of my attorney in fact, my attorney in fact shall have the authority to execute any and all documents on my behalf, including but not limited to, escrow, collection and closing instructions, closing statements and loan applications.

4. Personal Property. To agree to purchase or sell any personal property or interest therein by written document, to purchase or sell any personal property or interest therein by bill of sale or other appropriate document, to rent personal property for my use or rent personal property belonging to me to

others and execute any rental agreements or leases on my behalf, to take possession of any personal property owned by me by any lawful means and to institute suit for such possession if necessary, to authorize and contract for any improvements to or repairs to personal property owned by me.

5. Securities. To purchase or sell any securities or any interest therein and in that regard to endorse any stock certificates, stock powers, affidavits of domicile or other documents necessary to effect the transfer of such property or interest, to take possession of any stock certificate, bond or other security or register same in the name of any stock broker or stock brokerage account.

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6. Loans and Investments. To loan and invest any monies now in my possession or hereafter acquired by me and to accept any note, mortgage, deed of trust or security interest in any tangible or intangible personal property as my attorney in fact shall think fit and to release, satisfy or reconvey in whole or in part any such security interest.

7. Borrowing. To borrow any funds in my name, secured or unsecured, in such amount and upon such terms and conditions as my attorney in fact shall think fit, and to execute any note, mortgage, deed of trust, or security interest in any tangible or intangible personal property granting the lender a security interest in my property in such manner as my attorney in fact shall think fit.

8. Bank Accounts. To make deposits to and withdrawals from and to open and close any savings or checking account or any certificate of deposit or money market fund in my name alone, or in my name and the names of others, and to carry out the terms of this paragraph, to endorse my name on any check, draft or money order for deposit into such account.

9. Safe Deposit Box. To have access to the contents of any safe deposit box in my name or in my name and the name of others.

10. Business or Farm Property. To operate any business or farm property in such manner as my attorney in fact shall think fit, including the right to exercise with respect to the management and disposition thereof all of my rights and powers, including the authority to broaden, limit or change the scope or nature of the business or farm property.

11. Gifts. My attorney in fact is authorized to make gifts to my spouse, if any, and to any lawful descendant of mine, provided a gift to any person other than my spouse, if any, shall not exceed the annual gift tax exclusion allowed by the Internal Revenue Code or the law of any state in which I am domiciled at the time such gift is made. In making any such gift my attorney in fact shall consider a pattern of giving established by me, my ability to continue making such gift or gifts, my continued health and well-being, the impact of inflation upon the value of such gifts, reduction of death taxes at the time of my death and other estate planning considerations. My attorney in fact shall not breach any fiduciary duty to me by reason of gifts made or withheld in good faith.

12. Governmental Assistance Programs. My attorney in fact is authorized to make transfers of property to my spouse, if any, or a third person to qualify me for the benefits offered by government programs. My attorney in fact is further authorized to make transfers of property to any trust, whether or not created by the principal, in the event the trust benefits the principal and does not have dispositive provisions which are different from those which would have governed the property had it not been transferred to the trust, and to execute assignments of assets pursuant to RCW 74.09.532.

13. Disclaimers. My attorney in fact is authorized to disclaim pursuant to the laws of the State of Washington and the Internal Revenue Code all or any assets, property or interests to which I might be entitled as a beneficiary. In disclaiming, my attorney in fact may rely with acquittance on the advice of my attorney regarding my estate planning objectives.

14. Estate Planning. My attorney in fact is granted the authority to execute, modify, or revoke on my behalf any Transfer On Death Deed, community property agreement, joint tenancy agreement or

revocable trust to accomplish any of the following purposes: (a) to facilitate the transfer of property at the time of my death; (b) to qualify me for the benefits offered by government programs; or (c) to reduce or eliminate inheritance and estate taxes payable as a result of the death of me or my spouse, if any.

15. Guardian. In the event it is necessary to appoint a guardian or limited guardian for my person or estate, I appoint RHODA JEAN GIGSTAD for that purpose.

16. Health Care Decisions. The attorney in fact shall have authority to give informed consent on behalf of the principal to medical, surgical, health and/or nursing care treatment or non-treatment, as provided in Chapter 7.70 RCW; provided, however, that the attorney in fact may not consent, without court approval, to

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any procedure referred to in RCW 11.92.043(5) that requires court approval before a guardian may consent to it.

17. Durable Powers. This power of attorney shall not be affected by the disability of the principal.

18. All Powers. By the execution of this General Durable Power of Attorney, it is my intention that my attorney in fact have all powers to do all things that I might do if personally present and legally competent.

19. Revocation of Prior Powers of Attorney. Any powers of attorney I may have previously executed are hereby revoked in their entirety.

20. Termination. Notwithstanding any uncertainty as to whether I am alive or dead, this Power of Attorney shall continue in effect to the extent permitted by law until revoked.

20.1 While competent, I may revoke this power of attorney by written notice to my attorney in fact and by recording a document of revocation in the Office of the Auditor of Skamania County, Washington. 20.2 The appointment of a guardian of my estate shall vest in that guardian, with court approval, the power to revoke, suspend or terminate this power of attorney. A guardian of my person only shall not have such power.

20.3 My death shall revoke this power of attorney only at such time as my attorney in fact receives actual written notice of my death.

21. Reliance. As long as neither my attorney in fact nor any person dealing with my attorney in fact has, at the time of any act taken pursuant to this Power of Attorney, received actual knowledge or written notice of revocation or termination of this Power of Attorney by death or otherwise, my attorney in fact and persons dealing with my attorney in fact shall be entitled to rely upon this Power of Attorney.

22. Indemnity. My estate shall hold harmless and indemnify my attorney in fact from any and all liability from acts done in good faith. This indemnification shall not extend to any negligence or willful wrongdoing by my attorney in fact.

23. Governing Law. The terms of this Power of Attorney shall be governed by the laws of the State of Washington.

DATED this day 3rd of October, 2023.

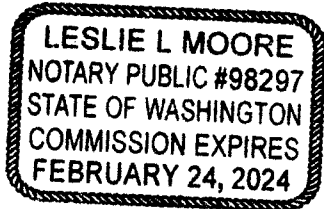
Rachel Marie Rand

RACHEL MARIE RAND

Skamania } ss
COUNTY OF CLARK }

STATE OF WASHINGTON

This record was acknowledged before me on 10/3/23 (date) by RACHEL MARIE RAND.



Notary Public in and for the State of Washington

My commission expires 2/24/2024

Leslie L Moore

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