



201905240078

05/24/2019 12:27 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

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Recording Cover Page

02-172029-OE /LTCO ✓

Document Title(s) (for transactions contained therein): 1. Power of Attorney 2. 3. 4.
Reference Number(s) of Documents assigned or released: (on page ____ of document(s))
Grantor(s) 1. Janet A. Weldon 2. 3. 4.
Additional Names on page _____ of document.
Grantee(s) 1. Jeffrey Alan Wlldon 2. 3. 4.
Additional Names on page _____ of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) Lot 74, Skyline #4
Additional legal is on page _____ of document.
Assessor's Property Tax Parcel/Account Number 3821-000-074-0002, P59387
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

GENERAL DURABLE POWER OF ATTORNEY
FOR JANET ANN WELDON

I. Designation of Agent

I, Janet Ann Weldon, a widowed woman and a resident of Skagit County, Washington, in accordance with the provisions of the Washington Uniform Power of Attorney Act (Revised Code of Washington (RCW) 11.125) hereby designate the following named people as my Agent or attorney-in-fact ("Agent" herein):

First, I designate my son, Jeffrey Alan Weldon, of Anacortes, Washington as my Agent. If for any reason my son Jeffrey is unable or unwilling to act as my Agent, then I appoint my son John Harland Weldon, of Anacortes, Washington, to act as my alternative Agent. If acting pursuant to the authority granted in this Power of Attorney, any alternative agent named in this document shall have the same authority, rights and obligations as my primary Agent.

This power of attorney shall not be affected by my disability or incapacity.

II. This Power of Attorney is Effective Immediately

This Power of Attorney shall become effective immediately upon my signature and shall continue throughout any later disability or incapacity I may experience. Disability shall include the inability to manage property and affairs effectively for reasons such as mental illness, dementia, mental deficiency, physical illness or disability, chronic use of drugs, or chronic intoxication. In the event of my confinement, detention by a foreign power, kidnapping, or disappearance, this Power of Attorney shall remain in full force and effect.

III. Revocation of Previous Powers of Attorney

Upon the execution of this Power of Attorney I hereby revoke any and all prior general Powers of Attorney. This revocation shall not apply to any Power of Attorney for Health Care I have previously executed or concurrently execute. This document known as "**General Durable Power of Attorney for Janet Ann Weldon**" once in effect, shall remain in full force and effect until revoked or terminated.

IV. Scope of Power and Authority of the Agent

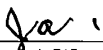
Pursuant to and in accordance with the provisions of RCW 11.125.250(1), I grant the Agent the authority to do all acts that I could do except make health care decisions as described in this paragraph. This includes the broadest possible general authority with respect to my financial matters and other affairs, except, I do not grant the Agent herein power over health care matters as described in RCW 11.125.400. I have or will execute a separate power of attorney regarding health care decisions. The provisions of Article IV(a-c) below are intended to guide the Agent but are not exhaustive and should not be construed to limit the power of the Agent.

a. General Powers

Pursuant to RCW 11.125.260, the Agent may exercise any power or authority listed in Article IV(a)(1-10) below and apply that power or authority to any subject listed in Article IV(b-c) below.

1. Demand, receive, and obtain by litigation or otherwise, declaratory or injunctive relief, money, or another thing of value to which I am, may become, or claim to be entitled, and conserve, invest, disburse, or use anything so received or obtained for the purposes intended;
2. Contract in any manner with any person, on terms agreeable to the Agent, to accomplish a purpose of a transaction and perform, rescind, cancel, terminate, reform, restate, release, or modify the contract or another contract made by or on my behalf;
3. Execute, acknowledge, seal, deliver, file, or record any instrument or communication the Agent considers desirable to accomplish a purpose of a transaction, including creating at any time a schedule listing some or all of my property and attaching it to the power of attorney;
4. Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to a claim existing in my favor or against me or intervene in litigation relating to the claim;
5. Seek on my behalf the assistance of a court or other governmental agency to carry out an act authorized in the power of attorney;
6. Engage, compensate, and discharge an attorney, accountant, investment manager, expert witness, or other advisor;
7. Prepare, execute, and file a record, report, or other document to safeguard or promote my interest under a statute or regulation;
8. Communicate with any representative or employee of a government or governmental subdivision, agency, or instrumentality, on my behalf;

General Durable Power of Attorney
Janet Ann Weldon
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J.A.W.

Benner- Rothboeck
1008 5th Street
Anacortes, Washington 98221

9. Access communications intended for, and communicate on my behalf, whether by mail, electronic transmission, telephone, or other means; and
10. Do any lawful act with respect to the subject and all property related to the subject.

b. Specifically, Enumerated Powers

In addition to the general powers described in Article IV(a) above, pursuant to RCW 11.125.270 through 11.125.410, the Agent may exercise any of the power and authority listed in Article IV(b)(1-13) below.

1. Pursuant to RCW 11.125.270, I grant my Agent general authority with respect to **real property**. My Agent may reference RCW 11.125.270 and exercise any of the enumerated powers thereunder.
2. Pursuant to RCW 11.125.280 I grant my Agent general authority with respect to **tangible personal property**. My Agent may reference RCW 11.125.280 and exercise any of the enumerated powers thereunder.
3. Pursuant to RCW 11.125.290 I grant my Agent general authority with respect to **stocks, bonds and financial instruments**. My Agent may reference RCW 11.125.290 and exercise any of the enumerated powers thereunder.
4. Pursuant to RCW 11.125.300 I grant my Agent general authority with respect to **banks and other financial institutions**. My Agent may reference RCW 11.125.300 and exercise any of the enumerated powers thereunder.
5. Pursuant to RCW 11.125.310, subject to the terms of any document or agreement governing an entity or the ownership of an entity, I grant my Agent general authority with respect to **the operation of an entity or business**. My Agent may reference RCW 11.125.310 and exercise any of the enumerated powers thereunder.
6. Pursuant to RCW 11.125.320 I grant my Agent general authority with respect to **insurance and annuities**. My Agent may reference RCW 11.125.320 and exercise any of the enumerated powers thereunder.
7. Pursuant to RCW 11.125.330 I grant my Agent general authority with respect to **estates, trusts and other beneficial interests**. My Agent may reference RCW 11.125.330 and exercise any of the enumerated powers thereunder.

8. Pursuant to RCW 11.125.340 I grant my Agent general authority with respect to **claims and litigation**. My Agent may reference RCW 11.125.340 and exercise any of the enumerated powers thereunder.
9. Pursuant to RCW 11.125.350 I grant my Agent general authority with respect to **personal and family maintenance**. My Agent may reference RCW 11.125.350 and exercise any of the enumerated powers thereunder.
10. Pursuant to RCW 11.125.360 I grant my Agent general authority with respect to **benefits from governmental programs or civil or military service**. My Agent may reference RCW 11.125.360 and exercise any of the enumerated powers thereunder.
11. Pursuant to RCW 11.125.370 I grant my Agent general authority with respect to **retirement plans**. My Agent may reference RCW 11.125.370 and exercise any of the enumerated powers thereunder.
12. Pursuant to RCW 11.125.380 I grant my Agent general authority with respect to **taxes**. My Agent may reference RCW 11.125.380 and exercise any of the enumerated powers thereunder.
13. Pursuant to RCW 11.125.390 I grant my Agent general authority with respect to **gifts**. My Agent may reference RCW 11.125.390 and exercise any of the enumerated powers thereunder.

c. Expressly Granted Powers

In addition to the General Powers and Specifically Enumerated Powers listed in Article IV(a-b) above, pursuant to RCW 11.125.240, I specifically and expressly grant the Agent the following powers described in Article IV(c)(1-3) below:

1. Create, amend or revoke a community property agreement.
2. Waive my right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan, so long as any waiver made pursuant to this provision is reasonable calculated to help me qualify for Medicaid or any other government assistance program that the Agent deems beneficial.
3. Sell, without reservation, my primary residence.

V. Appointment of Guardian over my Estate

If a Guardianship over my estate becomes necessary, I ask that the court ordering the Guardianship consider and appoint the Agents listed herein, in the order listed herein, to be the Guardian of my estate. However, the court should give due regard to any relevant change in circumstance when making this determination. If a Guardianship over my person should become necessary, this section should not be interpreted as an

endorsement or disapproval of the named Agents to serve as Guardians over my person.

VI. Termination

This Power of Attorney is terminated upon my death and may be terminated during my lifetime by:

- a. My written notice to the Agent;
- b. My guardian, upon court approval. However, the appointment of a Guardian over my person shall not automatically terminate this Power of Attorney unless so contained in the Court Order.

VII. Reliance

The Agent and any third party conducting a transaction with the Agent pursuant to the power and authority granted herein, has the right to rely on the apparent authority granted by this Power of Attorney. Such right of reliance shall end if either the Agent or a person interacting with the Agent has actual knowledge or notice that this Power of Attorney has been revoked or terminated.

VIII. Indemnity

The Agent shall not incur any personal liability for an act done in good faith pursuant to the power and authority granted herein. My estate shall further hold harmless and indemnify the Agent from all liability for any acts done in good faith and pursuant to the power and authority granted herein.

IX. Accounting

At any time when either of my sons is acting as my Agent pursuant to the authority of this Power of Attorney, my non-acting son may request from my Agent son an accounting of all activities performed as Agent. This request shall be in writing by certified mail, return receipt requested. My Agent son shall have a duty to respond to that request within two weeks of receiving it, in writing, also by certified mail, return receipt requested. Failure of my Agent son to fully comply with this request for

accounting shall create a cause of action for an accounting in the Superior Court of Skagit County Washington. Should the court find that the failure to comply was without good cause, the non-Agent son shall be entitled to an award of reasonable attorney fees and costs.

X. Applicable Law

The laws of the State of Washington shall govern this Power of Attorney. Although this Power of Attorney is signed in the State of Washington, it is my intention that this document be valid in all states and territories of the United States. If any provision in this document is held invalid or inconsistent with the laws of the state where I am located, then the inconsistent or invalid part shall be deleted and disregarded, and the remaining parts shall not be affected.

Signed this 30 day of January 2019.

Janet Weldon
Janet Ann Weldon

Oath of Witnesses: Both the undersigned witnesses, being competent to testify and being first duly sworn under oath, depose and say: I am not a home care provider for Janet Ann Weldon. I am not a care provider at an adult family home for Janet Ann Weldon. I am not a care provider at a long-term care facility for Janet Ann Weldon. Further, I am not related to Janet Ann Weldon by blood or marriage.

Witness 1:
Danielle Ferguson
Signature
Danielle Ferguson
Print Name

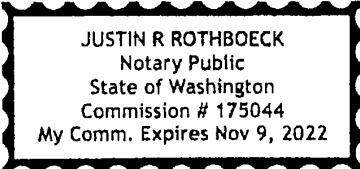
Witness 2:
Thomas Benner
Signature
THOMAS BENNER
Print Name
WSBA # 9108

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Janet Ann Weldon signed this instrument in my presence on this 30th day of January 2019 and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned.

I further certify witnesses above appeared before me and on oath affirmed the Oath of Witnesses.

Justin Rothboeck
Signature



Justin Rothboeck
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires November 9, 2022

Janet Ann Weldon
J.A.W.

Benner- Rothboeck
1008 5th Street
Anacortes, Washington 98221