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Prepared by:
Kristin Marsalese, Esq.
PC Law Associates
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Washington Bar ID: 54338
Escrow No. _____

Order Number: 90838328LA

Abbr. Legal Description: Lot 77, The Meadow Ph 1, Vol 15, Pgs 167-172

Assessor's Property Tax Parcel Account Number(s): P104991

LIMITED DURABLE POWER OF ATTORNEY: FINANCIAL
(RCW 11.94)

I, **EZEQUIEL FALCON ZAMARRIPA JR.**, the undersigned Principal, domiciled and residing in 2327 W Meadow Boulevard, Mount Vernon, WA 98273, hereby designate and appoint **KARIN ASTRID ZAMARRIPA**, presently residing at 2327 W Meadow Boulevard, Mount Vernon, WA 98273, with a telephone number of _____, as my Attorney-in-Fact for the limited purpose listed below in Section 2.

I herein create a durable power of attorney, not affected by my incapacity of whatever kind that may be. I direct that this document shall be liberally construed to give effect to its plain meaning. This document and all issues relating to it shall be governed by the laws of the State of Washington.

So long as neither the Attorney-in-Fact nor any person with whom the Attorney-in-Fact was dealing at the time received actual knowledge of revocation or termination of this power of attorney, by death or otherwise, then the Attorney-in-Fact and such persons dealing with the Attorney-in-Fact shall be entitled to rely upon this power of attorney. Any action taken shall therefore be binding upon the Principal, heirs, legatees, devisees, guardians, agents and personal representatives of the Principal. Any third party is entitled to rely on a photocopy of this document, and shall not be liable for such reliance.

1. Effective Date/Duration.

1 LIMITED DURABLE POWER OF ATTORNEY: FINANCIAL

This durable power of attorney is effective immediately.

2. **Powers.** The Attorney-in-Fact shall act as fiduciary for the Principal and, as such, have all powers of absolute ownership over all assets and liabilities of the Principal, whether located within or without the State of Washington, including, without limitation, the power and authority to do the following:

To execute any and all documents required for pursuit and completion of the refinance loan through TEXANA BANK, N.A. for the real property located at:

LOT 77, "THE MEADOW PHASE 1- A PLANNED UNIT DEVELOPMENT PLAT", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 167 THROUGH 172, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel ID: P104991

Commonly known as: 2327 W Meadow Boulevard, Mount Vernon, WA 98273

and any and all communication with parties necessary for pursuit and completion of such refinance loan.

This limited power will terminate automatically one hundred eighty (180) days after the execution of this power of attorney.

3. **Revocation.** Except during a period of disability or incompetency, this Power of Attorney may be revoked, suspended or terminated in writing by the Principal by written notice to the designated Attorney-in-Fact or by recording a written instrument of revocation in the Office of the Recorder or Auditor of Skagit County, Washington with a copy thereof given to the Attorney-in-Fact.

4. **Termination.** This power terminates as follows:

4.1 **By Appointment of Guardian.** The appointment of a Guardian of the Estate or Person of the Principal vests in Guardian the power to revoke, suspend or terminate this Power of Attorney after court approval of such revocation, suspension or termination. The appointment of a Guardian of the Person only does not empower that Guardian to revoke, suspend or terminate this Power of Attorney without prior specific court approval.

4.2 **By Death of Principal.** The death of the Principal shall terminate this Power of Attorney upon actual knowledge or actual notice of such death being received by the Attorneys-in-Fact.

5. **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.

6. **Hold Harmless-Indemnity.** I make this grant of power with confidence that my Attorney-in-Fact is a person of good judgment who knows me well. The estate of the Principal shall defend, protect, hold harmless and indemnify the Attorney-in-Fact from all liability for acts or omissions occurring in good faith reliance on this instrument, but not as to any species of fraud upon the Principal for any claim for any damages arising from his or her reliance on this instrument.

