

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Jesse D. Conway
Attorney At Law
1014 Franklin St., Suite 106
Vancouver, WA 98660
Telephone: (360) 906-1007

FIRST AMERICAN

3024331

(5)

DURABLE POWER OF ATTORNEY

Grantor:	LUIS FRANCISCO-RAMIREZ
Grantee:	JEFFREY X. RAMIREZ
Abbreviated Legal:	3033 M Street SE Auburn WA 98001
Assessor's Tax Parcel #	3021059344
Other Reference Nos:	N/A

The undersigned, as the principal, domiciled and residing in Vancouver, Washington, hereby revokes any and all previously executed powers of attorney which are inconsistent with this power of attorney and designates the following named person or persons in the alternative as attorney in fact.

1. Designation.

- a. Financial. JEFFREY X. RAMIREZ is designated as attorney in fact.
- b. Health Care. JEFFREY X. RAMIREZ is designated as attorney in fact for health care decisions made pursuant to paragraph 2 c) below.

2. Powers.

- a. General. The attorney in fact, as fiduciary, shall have all powers or an absolute owner over the assets and liabilities of the principal, whether located within or without the State of Washington. This shall include the power to:
 - i. Represent the principal in all federal or state tax matters, including the signing and filing of all tax returns, including, but not limited to, Forms 1040, 709, and 2848 on the principal's behalf for tax years 2012 to 2062;
 - ii. Enter the principal's safe deposit box in order to remove documents or other property from or add documents or other property to the box;
 - iii. Lease, let, grant, bargain, sell, contract to sell, convey, exchange, encumber, release, subdivide, develop, and dispose of any real or personal property of which the principal is now or hereafter may be possessed or in

which the principal may have any right, title or interest, including rights of homestead, for any price or sum and upon such terms and conditions as the attorney in fact may deem proper;

- iv. Manage any individual retirement account (IRA) or any qualified or non-qualified retirement account, pension plan or other retirement benefit, including any BOEING Retirement Plan Benefits and pensions. This power includes the ability to take any and all action concerning the Boeing benefits including the ability to change the Grantor's address. This shall include authority to manage the investments; change investment managers; transfer accounts to different brokerage firms, mutual funds, or other retirement account providers; elect lump sum or other distributions; direct rollovers to IRAs or plan-to-plan transfers; make necessary elections and required mandatory distributions under Internal Revenue Code Section 401 (a) (9); make other withdrawals as needed; and update beneficiary designations to be consistent with the principal's estate plan; and
 - v. Manage any insurance benefits and insurance policies including, but not limited to, health, long-term care, automobile, or life insurance policies. This shall include the authority to compromise, adjust and settle any claims or matters arising in connection with any such policies; change the beneficiary thereof; borrow money thereon; withdraw, cash, surrender, assign, or pledge any such policy or policies or to use the same for any other purpose in accordance with the terms thereof without the consent or approval of any beneficiary of the policy.
- b. Securities. As assurance to transfer agents, and not by way of limitation, this power includes the power to purchase or sell any stocks, bonds (including government bonds), shares of mutual funds, or other 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, stock brokerage account, or mutual fund account.
- c. Health Care Decisions. If the principal is incapacitated and is unable to make health care decisions on her own behalf, the attorney in fact shall have all powers to make medical health care decisions on behalf of the principal, including the power to withhold or withdraw treatment, grant informed consent or refuse treatment pursuant to RCW 7.70.065, and exercise any and all other powers necessary or appropriate to provide for health care and treatment of the principal. The attorney in fact is to be considered a "personal representative" of the principal for purposes of the Health Insurance Portability and Accountability Act of 1996 as it may be amended. As such, the attorney in fact is authorized to exercise the same rights that the principal could exercise with respect to receiving,

reviewing, and disclosing information regarding the health care of the principal. The attorney in fact is authorized to execute an authorization required by a health care provider for the disclosure or use of health information of the principal. This Power of Attorney shall include the power to approve or to direct the withholding or withdrawing of life sustaining procedures including, but not limited to, utilizing mechanical or other artificial means such as cardiopulmonary resuscitation, defibrillation, the use of a respirator, intubation, the insertion of a naso-gastric tube, and intravenous nutrition and hydration. Pursuant to RCW 11.94.010 and RCW 11.92.043, the attorney in fact may not, without court approval, on behalf of the principal, consent to; therapy or other procedures which induce convulsion; surgery solely for the purpose of psychosurgery; other psychiatric or mental health procedures which are intrusive on the person's body integrity or physical freedom of movement. The principal has also executed a Directive under the Natural Death Act of the State of Washington. In the event the principal is in a permanent coma or persistent vegetative state, it is the principal's desire that artificial feeding be refused and further medical treatment be limited to the measures necessary or appropriate to achieve comfort and permit a natural death. It is the intent of the principal that this Power of Attorney and the Directive be interpreted to grant the broadest scope of power to make health care decisions and refuse treatment permitted under the laws of the State of Washington.

- d. Disposition of Remains and Arrangements for Funeral or Memorial Services. The attorney in fact for health care shall also have the authority to arrange for disposition of the principal's remains and to make arrangements for any funeral or memorial services. Such arrangements shall be consistent with the wishes expressed in the principal's Will or otherwise known to the attorney in fact.
 - e. Disclaimer. The attorney in fact shall have the power to execute, in the manner provided in RCW 11.86.021 as now enacted or hereafter amended, a disclaimer on behalf of the principal of any interest, in whole or in part, or with reference to specific parts, shares or assets, to which the principal may be entitled.
3. Purposes. The attorney in fact shall have full powers as described herein for any and all purposes on behalf of the principal, including, but not limited to, the support, maintenance, health emergencies, welfare, comfort, investments or necessities of the principal.
 4. Effectiveness. THIS POWER OF ATTORNEY SHALL BECOME EFFECTIVE IMMEDIATELY.
 5. Duration. This durable power of attorney becomes effective as provided in paragraph 4 and shall remain in effect until revoked or terminated under paragraph 6 or 7, notwithstanding any uncertainty as to whether the principal is dead or alive.
 6. 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 same county or counties where the original power of attorney was recorded.

7. Termination.

a. By Appointment of Guardian. The appointment of a guardian of the estate of 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. In the event it becomes necessary to appoint a guardian of the principal's persons or estate, it is the principal's desire that the above persons or persons be appointed.

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.

8. Accounting. The attorney in fact shall be required to account to any successor attorney in fact of subsequently appointed personal representative.

9. Reliance. Any person dealing with the attorney in fact shall be entitled to rely upon this power of attorney as 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. Any action so take, unless otherwise invalid or unenforceable, shall be binding on the heirs, devisees, legatees or personal representatives of the principal.

10. 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.

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

IN WITNESS WHEREOF, I have hereunto set my hand in the State of Washington this 22nd day of March, 2018.



LUIS FRANCISCO-RAMIREZ

STATE OF WASHINGTON)
) : ss.
COUNTY OF CLARK)

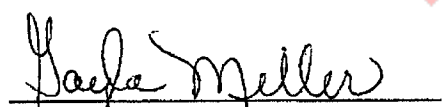
The undersigned, being duly sworn on oath, states that on this 22nd day of March, 2018.

Witnesses. I am over eighteen (18) years of age and competent to be a witness to the Durable Power of Attorney of Luis Francisco-Ramirez.

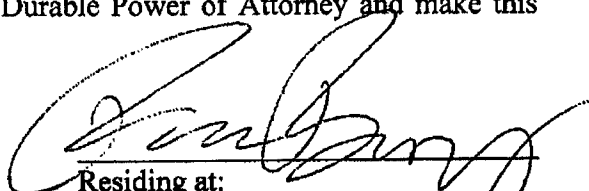
Principal's Action. The Principal, in my presence, and in the presence of the other witness whose signature appears with mine below, signed the foregoing instrument and requested that I and the other witness act as witnesses to this Durable Power of Attorney and make this Affidavit.

Principal's Competency. I believe that at the time of the Principal's previously mentioned signing and request, the Principal was of sound mind and was not acting under any duress, menace, fraud, undue influence, or misrepresentation.

Witnesses' Action. The other witness and I, in the presence of the Principal and of each other, now affix our signatures as witnesses to this Durable Power of Attorney and make this Affidavit.


Residing at:

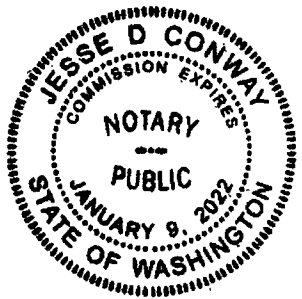
1014 Franklin St.
Vancouver, WA 98660


Residing at:

1014 Franklin St.
Vancouver, WA 98660

On this day personally appeared before me **Luis Francisco-Ramirez** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

SUBSCRIBED and sworn to before me this 22nd day of March, 2018.



~~_____
JESSE D. CONWAY
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver.
My Commission expires: 01-09-22.~~