

POWER OF ATTORNEY

WHEREAS, We, Randall H. Rust and Phyllis J. Rust, residing at Tarn Road, Town of Lyndeboro, State of New Hampshire, entered into an agreement in writing with one, William R. Harlow, dated November 4, 1977, wherein we agreed to convey to William R. Harlow, by full covenant warranty deed, subject to and upon the terms, provisions and conditions therein set forth, all that certain lot, piece or parcel of land, located in the NW 1/4 of Section 1, T. 12N., R. 19 E., M.D.B. & M., Douglas County, Nevada, more particularly bounded and described as follows:

Commencing at the Northwest corner of said Section 1, proceed East 450.00 feet, along the section line, to the TRUE POINT OF BEGINNING, which is the northwest corner of the parcel; thence continue East, 460.00 feet, to the northeast corner of the parcel, which lies in the center of the stream bed of the West Fork of Carson River; thence S 1°00'01" W., 968.14 feet, along the stream bed of said river, to the Southeast corner of the parcel; thence West, 440.00 feet, to the Southwest corner of the parcel; thence N 0°11' W., 968.00 feet, along the centerline of a fifty foot wide public road easement, to the TRUE POINT OF BEGINNING, containing 10.00 acres, more or less.

WHEREAS, we desire to authorize Walter J. Schulz GRI of P.O. Drawer BA, South Lake Tahoe, California, for us, and in our name, fully and punctually to perform all of the terms, provisions and conditions of the agreement in writing on our part to be performed:

NOW, THEREFORE, we, Randall H. Rust and Phyllis J. Rust, do hereby constitute and appoint the said Walter J. Schulz our true and lawful attorney.

1. To ask for and receive from William R. Harlow the sum of Forty-Five Thousand Dollars (\$45,000.00) provided in the agreement to be paid by the said William R. Harlow;
2. Upon receipt of the sum of Forty-Five Thousand Dollars (\$45,000.00), to make, execute and deliver to William R. Harlow, or to his assigns, in our name, a full covenant warranty deed of all that certain lot, piece or parcel of land to be conveyed to William R. Harlow, which full covenant warranty deed shall convey the title thereto in fee simple absolute, free and clear of all liens and encumbrances, except as otherwise provided;
3. To ask for and receive from William R. Harlow or his assigns, the purchase money mortgage and bond to be executed by William R. Harlow, as the agreement provided;
4. To endorse, deposit and collect any check, note or other instrument for the payment of money that may be payable to our order; and
5. Generally, to do, execute and perform any and all acts that my attorney may deem necessary or expedient in or about the premises.

And we hereby ratify and confirm all that our attorney shall lawfully do by virtue hereof.

Dated, December 13, 1977, Milford, New Hampshire

[Signature]
Randall H. Rust

[Signature]
Phyllis J. Rust

Personally appeared before me, the above named Randall H. Rust and Phyllis J. Rust on this 13th day of December, 1977, signing this power of attorney in my presence.

[Signature]
James D. Otis, Justice of Peace

Jerry Rabbock
P.O. Box 4708
STATE LINE, NV

COPY

REQUESTED BY

Jeff Rabbeck

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$ 4.00 pd

1978 JAN -6 AM 9:16

PATRICIA J. WILLIAMS
RECORDER

Donna Juchter
(Recp.)

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