DEC 30 '93 11:28 WESTERN TITLE MINDEN

WHEN RECORDED MAIL TO:

NEIL J. BERSTON

1340 N. MARLETTE CIRCLE

GARDNERVILLE, NV 89410

Order No. Escrow No. B56705JC

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT, the undersigned, JANICE S. BERSTON

NEIL J. BERSTON

of. does hereby appoint

P.2

of,

, NEVADA GARDNERVILLE , Nevada, as my true and lawful attorney, to sell, purchase or encumber that certain real property commonly known as 1340 N. MARLETTE CIRCLE GARDNERVILLE, NV 89410 , Nevada, being DOUGLAS Parcel No. 27-320-07 , and more fully described as: County, Assessor's

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 330, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

A.P.N. 27-320-07

Giving and granting to my said attorney full power to execute in my name contracts, escrow instructions, conveyances, bill of sale, mortgages, deeds of trust, security agreements, and all other documents necessary to carry out the sale or purchase as fully to all intents and purposes as the undersigned might or could do if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do, or cause to be done, by virtue of these presents.

The appointment herein, and the powers pursuant to this Special Power of Attorney, shall commence on the date hereof, and shall automatically terminate on January 15, 1994 , unless sooner revoked in writing recorded in the official records of DOUGLAS County, Nevada.

Dated December 30, 1993

JANICE S. BERSTON

STATE OF NEVADA ARTZONA

County of Maricopa

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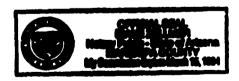
On December 30, 1993 before me, a notary pupersonally appeared Januce S. Berston

personally known or proved to me to be the person(s) whose name (%) 15 subscribed to the above instrument who acknowledged that executed the instrument.

2 rane Notary Public

SCARPELLO & ALLING CARSON CITY OFFICE VALLEY BANK CENTER 600 WILLIAM STREET, SUITE 301 CARSON CITY, NEVADA 89701-4502 TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE KINGSBURY SQUARE P.O. BOX 3390 STATELINE, NEVADA 89449-3390 TELEPHONE (702) 588-6676



FOR RECORDER'S USE

WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF DOUGLAS CO.. NEVADA

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SUZANNE BEAUDREAU PAIU K 2 DEPUTY