

When Recorded Return to:
✓ Michael Chiriatti, Jr., Esq.
LANE, FAHRENDORF, VILORIA
& OLIPHANT, LLP.
327 California Avenue
Reno, Nevada 89509

GENERAL POWER OF ATTORNEY
(Including Health Care Decisions)

1. **Designation.** I, DONLAD RALPH DONATI, as the "Principal", of the Township of Gardnerville, County of Douglas, State of Nevada, make, constitute and appoint HOLLY T. SULLIVAN, my daughter, of the Township of Colfax, State of California, and ANDREA R. DONATI, my daughter, of the City of Reno, State of Nevada, my true and lawful attorneys-in-fact, herein after referred to as "attorney-in-fact," and revoke any previous Power of Attorney executed by my hand.
2. **Authorization and Powers.** The attorney-in-fact is hereby authorized to do and perform all acts in the Principal's place and stead as fully as the Principal might do and perform such acts as Principal, with full power of substitution, revocation, ratifying and confirming all that attorney-in-fact, or a substitute or substitutes, shall lawfully do or cause to be done by virtue of this Power of Attorney, and the rights and powers granted. As there are currently two attorneys-in-fact nominated, any action taken on behalf of principal must be agreed upon by both attorneys-in-fact. If the attorneys-in-fact cannot agree upon a course of action, no action shall be taken on behalf of Principal.

Specifically included within this general authority, and not by way of limitation (except as specifically provided), shall be the following powers and authority:

A. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may subsequently acquire, the legal right, power or capacity to exercise or perform, in connection with, arising from or relating to any person, item, transaction, business, real or personal property, tangible or intangible thing or any matter whatsoever. Specifically this paragraph, and paragraphs C, D, E, F & I allow the attorney-in-fact to act in regards to the real property possessing the following legal description:

Lot 985, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

Assessment Parcel No. 29-375-08;

B. To request, ask, demand, sue for, recover, collect, receive and hold and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds,

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dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, documents of title, choses in action, real and personal property, and intangible and tangible rights and demands, liquidated or unliquidated, as now are, or shall subsequently become, owned by, or due, owing, payable or belonging to, me, or in which I have or may subsequently acquire interest, to have, use and take all lawful means and equitable and legal remedies, procedures and writs in my name for their collection and recovery, and to adjust, sell, compromise and agree for them, and to make, execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts or other sufficient discharges for them;

- C. To lease, purchase, exchange and acquire, and to agree, bargain and contract for the lease, purchase, exchange and acquisition of, and to accept, take, receive and possess any real or personal property, tangible or intangible rights or interests, on such terms and conditions, and under such covenants, as attorney-in-fact shall deem proper;
- D. To maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgage, subject to deeds of trust and hypothecate, and in any way or manner deal with any part of any real or personal property, tangible or intangible rights or interests, that I now own or may subsequently acquire, in my behalf, and in my name and under such terms and conditions, and under such covenants, as attorney-in-fact shall deem proper;
- E. To conduct, engage in and transact any and all lawful business of whatever nature or kind, on Principal's behalf, and in Principal's name;
- F. To make, receive, sign, endorse, execute, acknowledge, deliver and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases, satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations, and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers granted;
- G. To complete the funding of any of the Principal's revocable living trusts which have been, or will be, established by the Principal by executing any and all documents, including without limitation, change of beneficiary designations and ownership forms on any and all IRAs, annuities, retirement plans, profit sharing plans, life insurance policies and other accounts: stock powers, assignments, bill

of sale, deeds, endorsements and the like, as may be required to carry out the Principal's purposes as set forth in such revocable trust(s). Notwithstanding the foregoing, this paragraph shall only apply with respect to a trust if the Principal then has the power (whether or not the Principal can effectively exercise it because of disability or otherwise) to amend, modify or revoke such trust with respect to property attributable to the Principal;

H. To make health care decisions for me before, or after my death, including, but not limited to: consent, refusal of consent, or withdrawal of consent to any care, treatment, service, or procedure to maintain, diagnose, or treat a physical or mental condition, when the Principal is unable to make such decisions, and to act as the Principal's guardian in such circumstances. When making such decisions, my attorney-in-fact should make the decisions guided primarily by any preferences which the Principal may have previously expressed and secondarily by the information given by the physicians treating the Principal as to her medical diagnosis and prognosis; and

I. The enumeration of specific items, rights, acts or powers is not intended to, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers granted to attorney-in fact.

3. **EFFECTIVENESS.** This Power of Attorney shall become effective upon the signing of this document by the Principal.

4. **SUCCESSOR.** If for any reason both of the above named attorneys-in-fact declines, fails, resigns or for any reason cannot serve as attorney-in-fact, the Principal hereby appoints, BRIAN RIVERS, my daughter, Andrea R. Donati's, fiance, of the City of Reno, State of Nevada, to act as attorney-in-fact with all of the rights and powers of the original attorney-in-fact and with full power of substitution in the premises.

5. **DURABLE NATURE.** All acts done by the attorney-in-fact during any period of the Principal's disability, incapacity or uncertainty as to whether the Principal is dead or alive shall have the same effect and inure to the Principal's benefit and bind the Principal or the Principal's guardians, heirs, beneficiaries, and personal representatives as if the Principal were competent and not disabled. This Power of Attorney shall not be affected by the disability of the Principal.

6. **INDEMNITY.** The Principal and the Principal's estate shall hold harmless and indemnify the attorney-in-fact from all liability for acts (or omissions) done in good faith and not in fraud of the Principal, provided, however, this indemnity shall not extend to acts or omissions constituting gross negligence or intentional wrongdoing.

7. **RELIANCE.** Any person acting without negligence and in good faith in reasonable reliance on this Power of Attorney shall not incur any liability thereby. Any action taken, unless otherwise invalid or unenforceable, shall be binding on the heirs,

beneficiaries and personal representatives of the Principal. Third parties dealing with my attorney-in-fact may rely fully on a photostatic copy or facsimile of this Power of Attorney as having the same force and effect as the original

8. **GOVERNING LAW.** This instrument is to be construed and interpreted as a general Power of Attorney, construed, governed and interpreted in accordance with the laws of the State of Nevada, without regard to choice of law or conflicts of law principles.

WITNESS my hand this 19 day of April, 2000.

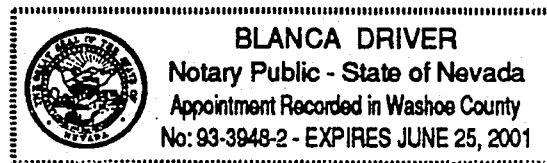
Donald Ralph Donati
DONALD RALPH DONATI

ACKNOWLEDGMENT

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

On this 19 day of April, 2000, personally appeared before me, a notary public, DONALD RALPH DONATI, personally known, or proved, to me to be the person whose name is subscribed to the above GENERAL POWER OF ATTORNEY, who acknowledged that he executed the same freely and voluntarily for the uses and purposes therein stated.

Blanca Driver
NOTARY PUBLIC



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FOR RECORDERS USE ONLY

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Requested By

LANE FAHRENDORF ET AL

Washoe County Recorder

Kathryn L. Burke - Recorder

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05/03/2000

COPY

REQUESTED BY
Michael Chiratti Jr Esq
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAY -9 AM 9:43

LINDA SLATER
RECORDER

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CERTIFIED COPY

THE FOREGOING DOCUMENT IS A FULL
TRUE AND CORRECT COPY OF THE
RECORD IN THE OFFICE OF COUNTY
RECORDER, WASHOE COUNTY, NEVADA
WITNESS MY HAND AND SEAL THIS

3RD DAY OF MAY, 2000
KATHRYN L. BURKE, COUNTY RECORDER
BY [Signature] DEPUTY

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