

A.P.N. # 1420-07-818-025  
ESCROW NO. 040700269  
RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

WHEN RECORDED MAIL TO:

**JOSEPHINE PICKENS VARNER**  
3452 BERNESE COURT  
CARSON CITY, NV 89705

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 FEB 13 AM 10:54

WERNER CHRISTEN  
RECORDER

*s/lle* PAID *rs* DEPUTY

(Space Above for Recorder's Use Only)

### SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, **JOSEPHINE PICKENS VARNER** have made, constituted, and appointed, and by these presents do make, constitute and appoint **CAROL VARNER**

as my true and lawful attorney for and in my name, place and stead, and for my use and benefit as follows, which shall pertain to the following described lands situated in the County of **Douglas** in the State of Nevada, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

- (1) To exercise any or all of the following powers as to real property herein described, any interest therein and/or any building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence and oil and/or mineral development; to sell, exchange grant or convey the same with or without warranty; to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of negotiable or nonnegotiable note or performance of any obligation or agreement;
- (2) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, chooses in action and other property in possession or in action herein described: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or nonnegotiable note or performance of any obligation or agreement;
- (3) To borrow money and to execute and deliver negotiable or nonnegotiable notes therefor with or without security; and to loan money and receive negotiable or nonnegotiable notes therefor with such security as he shall deem proper for the property herein described;
- (4) To receive any Notice of Right to Cancel under the Truth in Lending Act on my behalf, to modify or waive my right to rescind to pass without exercising such right to rescind, and to confirm that such right to rescind has not been exercised.
- (5) To sign, seal, execute, deliver and acknowledge such instruments in writing of whatever kind and nature as may be necessary or proper in the premises.
- (6) To receive and endorse check for net proceeds of loan or hypothecation of Note.

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SPECIAL POWER OF ATTORNEY - Page 2

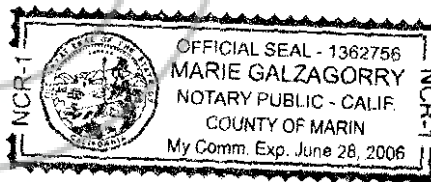
GIVING AND GRANTING unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the above stated premises, as fully to all intents and purposes as the signor might or could do if personally present, and hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done in the above stated premises by virtue of these presents.

IN WITNESS WHEREOF, **JOSEPHINE PICKENS VARNER**  
have hereunto set his/her/their hand(s) and seal on this 9<sup>th</sup>  
day of February, 2004

Signed, sealed and delivered in the presence of

Josephine Pickens Varner  
**JOSEPHINE PICKENS VARNER**

STATE OF CA )  
                                  ) ss.  
COUNTY OF Marin )



This instrument was acknowledged before me on 2/9/04  
by JOSEPHINE PICKENS VARNER

Signature: Marie Galzagorry  
Notary Public

(One Inch Margin on all sides of document for Recorders Use Only)

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 040700269

Lot 2, Block A, of IMPALA MOBILE HOME ESTATES UNIT NO. 2, according to the map thereof filed in the Office of the County Recorder of Douglas County, State of Nevada, on April 7, 1982, in Book 482, Page 366, as Document No. 66654, of Official Records.

Assessors Parcel No. 1420-07-818-025



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