

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 OCT 28 PM 12: 00

WERNER CHRISTEN
RECORDER

\$ 20.00 PAID RE DEPUTY

APN: 1220-21-810-158

Recording Requested By:

Name: WESTERN TITLE COMPANY,
INC.

Street Address: 1626 HWY 395

City/St/ Zip: MINDEN, NV 89423

R.P.T.T. \$

90324 LS

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

COVER SHEET

TYPE OF DOCUMENT

POWER OF ATTORNEY

This page added to provide additional information required by NRS 111 312 Sections 1-2. (Additional recording fee applies)
This cover page must be typed or legibly hand printed.

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DURABLE GENERAL POWER OF ATTORNEY

STATE OF NEVADA

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DOUGLAS

That I, Dennis Jay Mitchell, of Douglas County, Nevada, Social Security Number ██████████0001, do hereby make, constitute, and appoint my wife, Sandra Joyce Mitchell, of Douglas County, Nevada, Social Security Number ██████████5787, my true and lawful Attorney-in-Fact, with full power to do any and every act and exercise any and every power that I might or could do or exercise through any other person and that my Attorney-in-Fact, in such Attorney-in-Fact's discretion, shall deem proper and advisable, intending hereby to vest in my Attorney-in-Fact a full and universal power of attorney, and not by way of limitation but as illustration, with full power to:

1. Grant, bargain, sell, convey, lease, rent, encumber, hypothecate, subdivide, partition, or adjust boundaries of my real property or any part thereof (both surface and minerals) for such price and on such terms and conditions deemed proper; and execute, acknowledge, and deliver in my name such deeds or conveyances, with such covenants or conditions deemed proper, with or without the taking back of a purchase money mortgage or deed of trust, and collect and receive the proceeds from any such sale;
2. Make, acknowledge, execute, and deliver oil, gas, mineral or other natural resource leases or any real property, alone, or in conjunction with any other person or entity, under such conditions deemed proper; and make agreements and exercise every power incident to exploration, production or marketing of oil, gas, minerals and other natural resources;
3. Purchase, acquire, rent, lease, or in any other manner take legal possession of any real property for such price and on such terms deemed proper; execute, acknowledge, and deliver in my name such contracts, mortgages, or other instruments in regard to such real property deemed proper; and manage, improve, alter, repair, or develop any real property, including power to demolish any building in whole or in part and to erect buildings, as deemed proper;
4. Sell and enter into contracts for sale of all or any part of my personal property, tangible or intangible, wherever situated with full power to deliver possession of said personal property and execute in my name any documents necessary to transfer title to said personal property, including bills of sale or other documents of title, taking any security interest for any unpaid balance deemed proper;
5. Lease, purchase, acquire, and take possession of any personal property, tangible or intangible, or any interest therein, on such terms and conditions deemed proper;
6. Sell, buy, contract to sell, or contract to buy, for cash or other consideration, on

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such terms and conditions deemed desirable, to or from such persons or entities as deemed advisable, and do any acts necessary or proper to transfer, assign, convey, or vote (including, but not limited to, calling of meetings of directors or shareholders or making and giving consents and ratifications), by proxy or otherwise, all my right, title, and interest in all or part of my stocks, bonds, commodity futures, futures, options, commodity contracts, puts, calls or other securities of any kind, wherever located and whether owned by me or standing in my name on the books of any company or brokerage firm;

7. Deposit in my account with any bank, broker, trust company, or financial institutions any check, monies, bills of exchange, drafts, promissory notes, and other securities for money payable or belonging to me; sign my name and endorse the same for deposit or collection; from time to time withdraw any monies deposited in my account and draw checks or drafts in my name; open bank accounts in my name; and pay any debts or expenses incurred by me or incurred on my behalf by my Attorney-in-Fact pursuant to the authority given by me;
8. Borrow money from such sources and on such terms deemed fit and proper, upon the security of any of my property, either real, personal, or otherwise, and execute, sign, acknowledge, and deliver in such form as may be required or requested any promissory note, mortgage, security agreement or any other instrument that may be required to give to the lender the right to resort to my property as security for repayment of any such loan;
9. Loan my money with or without interest to such sources and on such terms deemed fit and proper, with or without taking security either real, personal, or otherwise, and receive any promissory note, mortgage, security agreement or any other instrument that may be deemed fit to secure the loan if any security is required;
10. Enter any safety deposit box in my name in any bank and withdraw and take therefrom anything contained therein; open new safe deposit boxes and close out any safety deposit boxes;
11. Deal with any insurance company or agency with regard to any existing policy, pay premiums, make policy renewals, and purchase additional insurance of any type coverage;
12. Collect, sue on, compromise, settle, discharge, release, arbitrate, prosecute, or fail to prosecute any claim, debt, lien, or right of action held by me or against me;
13. Deal with any government administrative agency, federal, state, county, city, local, or otherwise, with regard to any matter in which I may have an interest, including but not limited to, any tax matter or controversy and any matter concerning the payment of benefits such as Social Security or Medicare;
14. Contract or otherwise arrange for any and all medical, psychiatric, surgical, nursing or related services and care on my behalf which my Attorney-in-Fact deems proper or desirable, including, but not limited to, any contracts or arrangements for the services of a physician or physicians, any contracts or arrangements with respect to a nursing home, hospital, clinic or other appropriate facility, and any contracts or arrangements for the services of a nurse

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or nurses or any other person furnishing the services which my Attorney-in-Fact deems proper or desirable;

15. Contract with, employ, compensate, and dismiss any agent, clerk, servant, attorney, accountant, investment advisor, or other person or contract for, or terminate any service of any kind, as deemed proper, and determine whether or not to act upon the advice of any such agent;
16. Continue, manage, actively transact, and pursue any business in which I may have an interest; incorporate, liquidate, or in any manner change the form of carrying on any business;
17. Join with my spouse or my spouse's estate in filing joint income tax returns;
18. Prepare, sign, and file all tax returns and pay all taxes required by law by any jurisdiction; file claims for abatement and refund; request extensions of time; exercise any elections; act in my behalf in all tax matters of all kinds and for all periods before all persons representing the Internal Revenue Service or any taxing authority; file petitions to the tax court or any other court regarding tax matters; and sign and/or agree to any tax related document or procedure, including, but not limited to, receipts, offers, waivers, consents, powers of attorney, closing agreements, receipt of confidential information and the posting of bonds;
19. Expend income or principal of my estate for the health, education, maintenance, and support of myself and my dependents;
20. Purchase for me United States of America Treasury Bonds of the kind which are redeemable at par in payment of federal estate taxes and to arrange for the safekeeping and custody of any such treasury bonds;
21. Convey any and all assets of my estate (consisting of any real, personal, or mixed property, of whatever kind, wheresoever located and whensoever acquired) into such trust or trusts as my agent shall deem proper, irrespective of whether said trust is now in existence or hereinafter established. My agent shall be empowered to create and transfer assets to a revocable management trust for my benefit which will revert to my estate at my death on such terms as my agent shall deem to be in my best interest;
22. Consent to any gifts made by my spouse as being made on-half by me for gift tax purposes as long as such consents do not exceed the annual exclusion for Federal Gift Taxes;
23. Exercise the right to revoke a revocable trust or surrender the right to revoke a revocable trust of which I am not a beneficiary;
24. Elect payment options and ownership designation on any insurance policy, annuity, individual retirement account, pension plan or other retirement benefit, whether such designation was originally made by me or not, borrow money on any insurance policy, surrender any life insurance policy for its cash value, assigning any life insurance policy, and pledge any life insurance policy for a loan;

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25. Make gifts to charity in amounts not exceeding the maximum amounts permitted for a charitable contribution under the federal income tax laws and commensurate with my past giving practices both as to amounts and as to the types of charitable beneficiaries.

If any third party (including, but without limitation stock transfer agents, title insurance companies, banks, credit unions, and savings and loan associations) with whom my agent seeks to transact refuses to recognize my agent's authority to act on my behalf pursuant to this power of attorney, I authorize my agent to sue and recover from such third party, all resulting damages, costs, expenses and attorney's fees that are incurred because of such failure to act. The costs, expenses and attorney's fees incurred in bringing such action shall be charged against my general assets, to the extent that they are not recovered from said third party.

FURTHER, I state with regard to this Durable General Power of Attorney as follows:

1. I authorize my Attorney-in-Fact to execute on my behalf any documents necessary or convenient in the performance of any act;
2. I agree to hold harmless any person who may act in reliance upon the authority granted to my Attorney-in-Fact hereby;
3. My Attorney-in-Fact shall not be personally liable for any act done under the authority of this Durable General Power of Attorney except for acts constituting gross misconduct or fraud;
4. Self-dealing by my Attorney-in-Fact is permitted, and my Attorney-in-Fact may buy or sell, either directly or indirectly, any of my property from or to my Attorney-in-Fact, an affiliate, a relative, employer, partner, or business associate;
5. With regard to any life insurance policy on the life of my Attorney-in-Fact, the Attorney-in-Fact shall not exercise any incident of ownership within the meaning of Internal Revenue Code Section 2042;
6. This Durable General Power of Attorney shall not terminate on disability or incapacity of the principal, Dennis Jay Mitchell;
7. This Durable General Power of Attorney shall continue in full force and effect until revoked by an instrument in writing, executed and acknowledged by the undersigned, or until actual notice of revocation is received by any third party relying on this Power of Attorney;
8. My Attorney-in-Fact is allowed to personally gain from any transaction she may complete on my behalf if the transaction is completed in good faith and with my Attorney-in-Fact believing it is in my best interest.
9. This Power of Attorney is not subject to any conditions or restrictions other than those noted above.

This Power of Attorney shall take effect immediately and is not affected by my subsequent disability or incapacity, and shall remain in effect and may be relied upon fully unless hereafter revoked by an instrument signed by me.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of March, 2004.

Dennis J Mitchell
Dennis Jay Mitchell

The foregoing General Power of Attorney was signed by Dennis Jay Mitchell in our presence, and we, at his request and in his presence, and in the presence of each other, have hereunto subscribed our names as witnesses this the 27th day of March, 2004.

Witness: [Signature]
Address: 13960 RED ROCK RD.
RENO NV 89506

Witness: [Signature]
Address: 1715 Carrille Dr.
RENO, NV. 89512

STATE OF NEVADA

COUNTY OF WASHOE

Before me, the undersigned authority, on this day personally appeared Dennis Jay Mitchell, who, having been duly sworn, states that he is executing this General Power of Attorney in the presence of the two witnesses as shown above and for the purposes and consideration therein expressed.

Sworn, subscribed and acknowledged before me by Dennis Jay Mitchell and by the said witnesses, KASEY STEINER and GARY MARCOSSA JR. on this 27 day of MARCH, 2004.



Diana L. Kennedy
Notary Public, State of Nevada