

DOC # 0634087
01/10/2005 04:08 PM Deputy: BC

OFFICIAL RECORD

Requested By:
MARQUIS TITLE

Assessor's Parcel No.: _____

RPTT: \$ _____ or Exempt # _____

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0105 PG- 3116 RPTT: 0.00

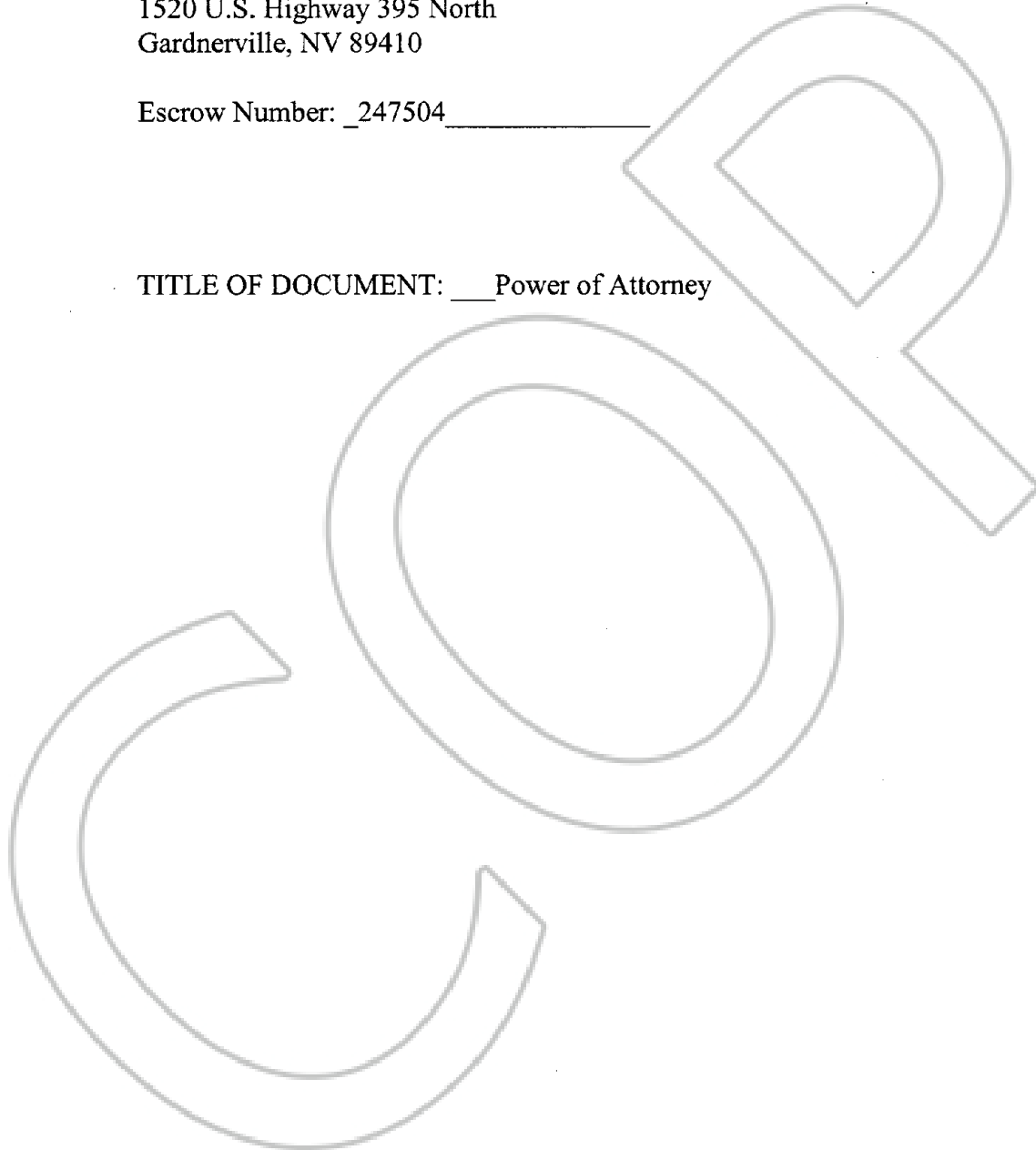


Recording Requested by:

Marquis Title & Escrow, Inc.
1520 U.S. Highway 395 North
Gardnerville, NV 89410

Escrow Number: 247504 _____

TITLE OF DOCUMENT: Power of Attorney



DURABLE GENERAL POWER OF ATTORNEY

I, Richard Higgins, appoint Francisca Higgins, of the city of Gardnerville, County of Douglas, State of Nevada, as my true and lawful attorney-in-fact in my name, place and stead and authorize her to exercise the powers described hereinafter.

I am fully competent and aware of all matters concerning my business and personal affairs and specifically direct that this General Power of Attorney shall survive, and shall not be affected by, any mental or physical disability or incompetence which may, subsequent to the execution of this instrument, become operative upon my person. I authorize the following general powers:

1. To endorse checks or drafts; to deposit monies, checks, and drafts in, and to withdraw, draw against and otherwise deal with monies from any and all checking accounts, savings accounts, share accounts or accounts of any description or kind, regular or special, at any bank, savings and loan association, building association, trust company or other institution of any kind.
2. To demand, sue, file mechanics' liens, collect, receive and give receipts, releases and acquittances for all sums of money, debts or demands whatsoever, which are or shall be due and owing.
3. To receive and receipt for all dividends and interest now due or which may become due, on all stocks, bonds, notes, other securities, or other accounts of any nature or description.
4. To sell, purchase, exchange and transfer all stocks, bonds, choses in action, or other securities of any nature or description, either at private sale or through any stock exchange, and upon any terms which my said attorney-in-fact, in her discretion, may determine and to execute any orders, forms or other documents required for such purpose.



5. To give proxies with respect to any stocks or other securities and to join with other stockholders in any plan of reorganization or dissolution of any corporation.
6. To hold, manage, sell, transfer, assign, purchase, exchange, convey, improve, lease, mortgage, encumber, foreclose mortgages, or otherwise deal with any property, real, personal or mixed, upon any terms my said attorney-in-fact may desire.
7. To draw, sign, endorse or accept promissory notes, drafts, bonds, bills of exchange or other instruments and generally to do and transact any and all business.
8. To enter into, execute, acknowledge and deliver any bonds, contracts, deeds, guarantees, warranties, assurances, mortgages, release or other instruments of writing of any kind whatsoever including documents necessary for the shipment and/or storage of my personal property, vehicles and household goods.
9. To enter into, execute and acknowledge any settlement negotiation with Carson-Tahoe Hospital and to settle my lawsuit, Case No. 03-01258A, Dept. II, First Judicial District Court with Car
10. To enter into any safe deposit box or boxes, and remove the contents thereof.
11. To borrow any sum or sums of money and to pledge any assets as security for such loan(s).
12. To sign any tax returns on my behalf.

13. To do any act which either as trustee or a guardian may do under the laws of either the state of Nevada, or any state in which my attorney-in-fact shall wish to exercise the authority granted by this Power of Attorney.
14. I authorize my said attorney, in withdrawing funds from any checking , savings or share account, to have such funds paid into my said attorney-in-fact's hand on my behalf.
15. I confer upon my said attorney-in-fact, in carrying out the powers of this Durable General Power of Attorney, full power to do and perform all and any act(s) whatsoever, which she, in her discretion, may deem necessary and proper.
16. All powers exercised by my attorney-in-fact may be exercised without application to approval of, or ratification by any Court and without my attorney-in-fact's having to post any bond or security.
17. I expressly authorize any party dealing with my said attorney-in-fact to rely implicitly upon all acts performed by my said attorney-in-fact, in my name, without any liability or responsibility and without looking to the application of any funds paid into the hands of my said attorney-in-fact.
18. I authorize the use of a photocopy of this Durable General Power of Attorney, in lieu of the original executed by me, for the purpose of effectuating the terms and provisions hereof.

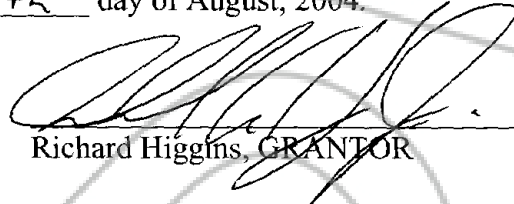
I revoke any and all powers of attorney heretofore granted by me.



Unless sooner terminated or revoked or extended or renewed by me, this Durable General Power of Attorney shall expire two years and two months from the date of execution of this document as set forth below.

As used in this document, the singular shall include the plural.

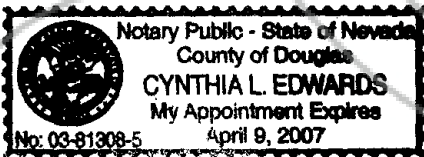
WITNESS MY HAND this 10th day of August, 2004.


Richard Higgins, GRANTOR

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On 10 August, 2004, personally appeared before me, a notary public, RICHARD HIGGINS, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.


NOTARY PUBLIC



FA\UTILITIGATE\Higgins\adv. Carson-Tahoe Hospital\MISC\POA.higgins.doc