

16-

DOC # 0656425
09/30/2005 10:29 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:
FELICIA D PATTERSON

Assessor's Parcel Number: _____

Recording Requested By:

✓ Name: Felicia D. Patterson

Address: Po Box 3105

City/State/Zip Gardnerville, NV 89410

Real Property Transfer Tax: _____

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0905 PG-12487 RPTT: 0.00



Special Power of Attorney
(Title of Document)

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.

SPECIAL POWER OF ATTORNEY

REAL PROPERTY

PREAMBLE: This is a **MILITARY POWER OF ATTORNEY** prepared pursuant to Title 10, United States Code, 1044b, and executed by a person authorized to receive legal assistance from the military services. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effects a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

KNOW ALL PERSONS BY THESE PRESENTS:

That I, **Douglas S. Patterson**, of the State of Nevada, (legal residence) a member of the United States Armed Forces (or a family member of a person in the Armed Forces of the United States or a contractor for the United States Armed Forces), currently in Afghanistan pursuant to Military orders, do hereby appoint my wife, **Felicia D. Patterson**, presently of Nevada, as my true and lawful attorney-in-fact to do the following in my name and in my behalf:

To do any and all acts necessary and appropriate to sign my name to any and all legal and administrative documents for the purpose of refinancing for a new mortgage for my real property, to bargain, purchase, sell, refinance, assign, and convey, using the standard of a reasonable purchaser under no compulsion to purchase and engage in an arms-length bargaining transaction, from any person of my attorney's choice, to secure all my right, title and interest in real estate, a house and lot, with or without acreage, or a condominium, located at 735 Robin Drive, Gardnerville Nevada, further described as the property located at (deed information, if necessary): _____ . On my behalf, in any manner that my attorney shall deem wise; to transmit, sign, seal, execute and deliver any and all funds, deeds, contracts, or other documents necessary to carry out the foregoing, to include closing of escrow and commitment of any financing, and execution of any promissory note, deed of trust, and to accept a warranty deed. This full Power of Attorney includes the power to sue for the collection of rents or to evict any tenant for any lawful purpose.

BY THIS DOCUMENT I GIVE AND GRANT TO my attorney full power and authority to perform every act that is necessary or appropriate to accomplish the purposes for which this Power of Attorney is granted, as fully and effectually as I could do if I were present.

I HEREBY RATIFY ALL THAT MY ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY VIRTUE OF THIS DOCUMENT.

All business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my attorney and designation "attorney-in-fact."


I intend for this to be a DURABLE Power of Attorney. This Power of Attorney will continue to be effective if I become disabled, incapacitated, or incompetent. I direct my attorney-in-fact to seek legal counsel in order to determine the existence of legal requirements, such as required filing or placement of notices, which may affect the validity of their document.

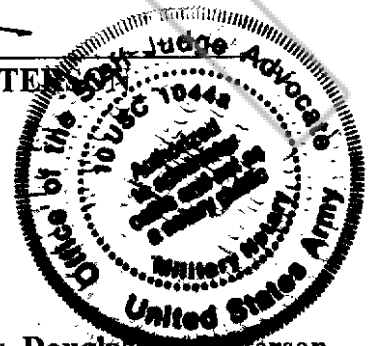


Notwithstanding my inclusion of a specific expiration date herein, if on the specified expiration date, or during the sixty (60) day period preceding that specified expiration date, I should be or have been determined by the United States Government to be a military status of "missing," "missing in action," or "prisoner of war," then this Power of Attorney shall remain valid and in full effect until sixty (60) days after I have returned to United States military control following termination of such status UNLESS OTHERWISE REVOKED OR TERMINATED BY ME.

Unless sooner revoked or terminated by me, this Power of Attorney shall become **NULL** and **VOID** on **16 September 2006**.

IN WITNESS WHEREOF, I sign, seal, declare, publish, make and constitute this as and for my Power of Attorney in the presence of the Notary Public witnessing it at my request this date, **16 September 2005**.

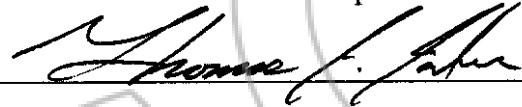

Signature **DOUGLAS S. PATTERSON**



ACKNOWLEDGMENT

OR (Military Notary)

Subscribed, sworn to and acknowledged before me on **16 September 2005**, by **Douglas S. Patterson**, the declarant, who is known to me to be a member of the Armed Forces of the United States serving on Active Duty, a contractor, or DoD employee in support of Operation Enduring Freedom. This acknowledgment is executed in my official capacity under the authority granted by Title 10, United States Code, Section 1044a, which also states that no seal is required on this acknowledgment.

(Sign)  Official Capacity

(Print) **THOMAS J. JARBOE** Rank/Component

U.S. ARMY PARALEGAL

SPC / KAF LEGAL

