

APN # 1220-16-115-007

Escrow # 07750395

Recording Requested By:
Equity Title of Nevada
7360 W. Flamingo Road
Las Vegas, NV 89147

When Recorded Return to:
Same as above

Mail Tax Statements to:
Eileen M. Southard
1215 Sorensen Lane
Gardnerville, NV 89460

DOC # 0699127
04/13/2007 03:41 PM Deputy: CF
OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL TITLE CO OF
NV
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 10 Fee: 48.00
BK-0407 PG- 4206 RPTT: 0.00



05864461-CT

SPACE ABOVE FOR RECORDERS USE

Durable Power of Attorney for Asset Management of Eileen M. Southard
(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).

SIGNATURE

Title Officer _____
TITLE

Jessica Vargas
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST CENTENNIAL TITLE COMPANY

SPACE BELOW FOR RECORDER

NEVADA

DURABLE POWER OF ATTORNEY

FOR ASSET MANAGEMENT

FOR

EILEEN M. SOUTHARD



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Prepared by

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Licensed in California and Nevada

**NEVADA
DURABLE POWER OF ATTORNEY
FOR ASSET MANAGEMENT
FOR
EILEEN M. SOUTHARD**

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**NEVADA
DURABLE POWER OF ATTORNEY
FOR ASSET MANAGEMENT**

FOR

EILEEN M. SOUTHARD

**1)
DESIGNATION OF AGENT**

I, EILEEN M. SOUTHARD, do hereby appoint my husband ELTON H. SOUTHARD, as my AGENT to immediately act for me and in my name as authorized in this document. If ELTON H. SOUTHARD is not willing or able to act as my Agent, then I appoint my son MARK ELTON SOUTHARD to immediately act for me and in my name as authorized in this document.


**2)
CREATION OF DURABLE POWER OF ATTORNEY**

By this document I intend to create a general power of attorney pursuant to the laws of the State of Nevada. Subject to any limitations in this document, this power of attorney is a Durable Power of Attorney and shall continue to be valid and effective until I revoke it in writing.

**3)
IMMEDIATE EFFECT AND LIMITATIONS**

A. This Durable General Power of Attorney is created primarily to give authority to my designated AGENT to immediately act on my behalf.

B. In exercising the authority under this Durable General Power of Attorney, the authority of my AGENT is subject only to the restrictions described in § 449.850 of the Nevada Revised Statutes against consenting to commitment or placement of me in a facility for treatment of mental illness, convulsive treatment, psychosurgery, sterilization or abortion.

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**4)
PRIOR DESIGNATIONS REVOKED**

This Durable Power of Attorney revokes all prior durable powers of attorney executed by me.

5)
**STATEMENT OF AUTHORITY AND POWERS WITH RESPECT TO
PROPERTY**

A. Subject to any limitations set forth in this document, I hereby grant to my AGENT full power and authority to immediately act for me and in my name, in any way which I myself could act, if I were personally present and able to act and I hereby immediately authorize my AGENT to perform any act which I would otherwise legally be empowered to perform with respect to any interests in real, personal, tangible, and intangible property, or any combination of the same, including, but not limited to, the following:

1. The power to sell any kind of property that I may now or in the future own on such terms and conditions and with such security as AGENT shall consider appropriate, and to grant options with respect to any such sales.
2. To dispose of the proceeds of any sale of assets (including expending proceeds for my benefit) as my AGENT shall consider appropriate.
3. To purchase any kind of property on any terms and conditions, as AGENT shall consider appropriate; to obtain options to purchase any kind of property; to arrange for the appropriate disposition, use, safekeeping, or insurance of any property purchased by AGENT.
4. To purchase obligations of the United States Government, which may be redeemed at par value in payment of Federal estate taxes.
5. To borrow money to enable AGENT to complete any transaction authorized by this Durable General Power of Attorney, and to secure any loan in any manner considered appropriate by AGENT. The power to borrow money includes the power of AGENT to use any credit cards held in my name to make purchases, to sign any required charge slips necessary for the use of the credit cards, to repay from any funds belonging to me any money borrowed, and to pay for any purchase made or cash advanced using credit cards issued to me.
6. To invest and reinvest all or any part of any property belonging to me in any property or interests in property (including undivided interest), whether real, personal, tangible, intangible, or mixed, and wherever located, including, but not limited to, investments in commodities contracts of all kinds, securities of all kinds, bonds, debentures, notes (secured or unsecured), stocks of corporations regardless of class, interest in general or limited partnerships, real estate or any interest in real estate regardless of whether the real estate produces income at the time of the investment, interests in investment trusts, whether of the open and/or closed fund types, and participation in common, collective, or pooled trust funds and annuity contracts without being limited by any statute or rule of law concerning investments by fiduciaries; to sell (including short sales) and to terminate any investments whether made by myself or by AGENT; and to establish, utilize, and terminate savings and money market accounts with financial institutions of all kinds.

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7. To establish, utilize, and terminate accounts (including margin accounts) with securities brokers; to establish, utilize, and terminate agency accounts with corporate fiduciaries; and to employ, utilize the services of, compensate, and terminate the services of such financial investment advisors and consultants, as AGENT may consider appropriate.
8. To manage any real property owned by me or in which I have an interest, including but not limited to, the power to lease or sublease the property, to encumber the property by mortgage, deed of trust, or otherwise; and to employ attorneys, accountants, managerial, clerical and other assistants and agents, including management companies and resident managers.
9. To exercise any right, power, privilege, or option which I may have or may claim under any contract of partnership, whether as a general or limited partner; to modify or terminate any partnership interest upon such terms and conditions as AGENT may consider appropriate; to enforce the terms of any partnership agreement for the protection of me or my interest therein, whether by action, proceeding, or otherwise as AGENT shall consider appropriate; and to defend, submit to arbitration, settle, or compromise any action or other proceeding to which I am a party as a result of my interest in any partnership.
10. To exercise all of the rights, powers, and privileges which I am entitled with respect to any corporate securities owned by me, including, but not limited to, the power to vote, give proxies, and pay assessments; to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers and liquidations; and incident to such participation to deposit securities with and transfer title to any protective or other committee on such terms as AGENT may consider advisable; and to exercise or sell stock subscription or conversion rights.
11. To contract with any institution for the maintenance of a safe deposit box in my name; to have access to all safe deposit boxes in my name or with respect to which I am authorized signatory, regardless of whether the contract for the safe deposit was executed by me (either alone or jointly with others) or by AGENT in my name; to add to and remove from the contents of any such safe deposit box; and to terminate any contracts for such safe deposit boxes.
12. To transfer any of my assets to the trustee of any revocable trust agreement created by me before or after the execution of this Durable General Power of Attorney, as to which trust I am, during my lifetime, primary income and principal beneficiary, and to make any such transfers absolutely in fee simple or solely for my lifetime with the remainder or reversion of the transferred property remaining in my name so that the property will be disposed of at my death by the terms of my Will or by the laws of interstate succession.
13. To renounce and disclaim any property or interests in property or powers to which for any reason and by any means I may become entitled,

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including but not limited to gift, testate or intestate succession, or right of survivorship; to release or abandon any property or interests in property or powers which I may now or hereafter own, including any interests in or rights over a trust (including the right to alter, amend, revoke, or terminate), and to exercise any right to claim an elective share in any estate or under any Will. In exercising these discretionary powers, AGENT may take into account any relevant matters, including, but not limited to, any reduction in estate or inheritance taxes and the effect of the renunciation or disclaimer upon persons interested in my estate and persons who would receive the renounced or disclaimed property.

14. To represent me in all tax matters; to prepare, sign, and file Federal, state, or local income, gift, and other tax returns of all kinds, petitions to the United States Tax Court or other courts regarding tax matters, and any other tax related documents, including but not limited to, special consents and agreements, any power of attorney form required by the Internal Revenue Service or any state or local taxing authority; to pay taxes due, collect and make such disposition of refunds as Agent shall consider appropriate, to post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or any other state or local taxing authority; to exercise any elections which I may have under Federal, state, or local tax laws; and generally to represent me or to obtain professional representations for me in all tax matters and proceedings of all kinds and for all periods before all officers of the Internal Revenue Service and state and local authorities; to engage, compensate, and discharge attorneys, accountants, and other tax and financial advisors and consultants to represent or assist me in connection with any tax matters involving or in any way related to me or any property in which I have or may have any interest or responsibility.

15. To lend money and property at such interest rate, if any, on such terms and conditions, and with such security, if any, as AGENT may consider appropriate; to renew, extend, and modify any loans that I may have previously made.

16. To revoke or amend any revocable trust created by me before or after the execution of this Durable General Power of Attorney so long as the revocation or amendment is, in AGENT's judgment, considered necessary or advisable for Federal, state, or local tax purposes or necessary or proper to provide for health care, welfare or my quality of life.

17. To support and/or continue to support or not to support or continue not to support any person whom I have undertaken to support or to whom I may owe an obligation of support, in the same manner and in accordance with the same standard of living as I may have provided in the past (adjusted if necessary by circumstances and inflation), including, but not limited to, the payment of real property taxes, payments on loans secured by my residence, maintenance of my residence, food, clothing, and shelter, medical, dental and psychiatric care, normal vacations and travel expenses, and education (including education at vocational and trade

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schools, training in music, stage, arts and sports, special training provided at institutions for the mentally or physically handicapped, and undergraduate and graduate study in any field at public or private universities, colleges, or other institutions of higher learning), and in providing for such education to pay for tuition, books, and incidental charges made by the educational institutions, travel costs to and from such institutions, room and board, and a reasonable amount of spending money.

B. In addition to the powers granted with respect to my property, I hereby grant to my AGENT full power and authority subject to any limitations set forth in this document as follows:

1. To petition a court of competent jurisdiction to appoint the AGENT or designate another suitable person or entity to act as the Guardian or Conservator of my estate, without bond required.
2. To apply for, receive and otherwise sign any and all documents necessary to obtain any and all Medicare, medical insurance or other private or government benefits or assistance which is available to pay for or provide health care for me.
3. To designate, appoint, hire or engage such other persons, including but not limited to physicians, nurses, home care personnel, therapists, accountants, attorneys, administrators or other persons necessary to carry out the matters provided for herein.

6)

DURABILITY AND BROAD CONSTRUCTION

A. This Durable General Power of Attorney shall be broadly construed as an immediately effective durable general power of attorney and shall not be affected by my subsequent disability or incapacity but shall expire and no longer be valid upon my death.

B. This Durable General Power of Attorney shall remain in effect indefinitely from the date I execute this document unless I amend it or revoke it by a written and acknowledged instrument executed by me. AGENT is also authorized to use photocopies of this Durable General Power of Attorney, and all photocopies shall have the same legal effect as the original.

7)

EXECUTION OF DOCUMENTS AND INSTRUMENTS

AGENT is authorized to execute, acknowledge, deliver, and record any document and instruments which are reasonably necessary to perform any acts authorized by this Durable General Power of Attorney, including, but not limited to, checks, drafts, deeds, deeds of trust, mortgages, contracts, promissory notes, security agreements, bills of sale, partnership agreements, joint venture agreements, leases, options, and any documents regarding my health and medical care. Any documents and instruments, which are reasonably necessary to perform the acts authorized by this Durable General Power of Attorney, will be valid when executed by my AGENT.

8)

NOMINATION OF GUARDIAN OR CONSERVATOR OF ESTATE

If a guardian or conservator of my estate needs to be appointed for me by a court, I nominate the agent designated in this form (in the order so designated), without bond required. If that agent is not willing, able, or reasonably available to act as conservator or guardian, I nominate the alternate agent(s) whom I have named in the order designated, without bond required.

9)

DATE AND SIGNATURE OF PRINCIPAL

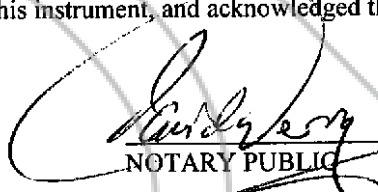
I sign my name to this Durable Power of Attorney on March 27th, 2007.

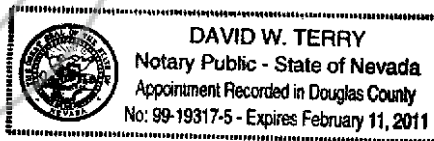

EILEEN M. SOUTHARD

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of Nevada)
County of Douglas)

On March 27th, 2007, before me, a notary public for said state and county, personally appeared EILEEN M. SOUTHARD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.


NOTARY PUBLIC



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EXHIBIT "A"

Lot 96, in Block D, as shown on the final Map of PLEASANTVIEW, PHASE 5, Final Subdivision Map No. 1009-5, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 6, 1995, in Book 1295 at Page 788, as Document No. 376390.

