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OFFICIAL RECORD  
Requested By:  
EDWARD STEINACKER

Recording Requested by:  
Mail To:  
EDWARD A. STEINACKER  
1380 Center Ville Lane, Space 81  
Gardnerville, NV 89410

Douglas County - NV  
Karen Ellison - Recorder  
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BK-0209 PG-1081 RPTT: 0.00



**DURABLE GENERAL POWER OF ATTORNEY**

**WARNING TO PERSON EXECUTING THIS DOCUMENT**

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS.

1. THIS DOCUMENT PROVIDES THE PERSON YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT WITH BROAD POWERS TO DISPOSE, SELL, CONVEY, AND ENCUMBER YOUR REAL AND PERSONAL PROPERTY.

2. THESE POWERS WILL EXIST FOR AN INDEFINITE PERIOD OF TIME UNLESS YOU LIMIT THEIR DURATION IN THIS DOCUMENT. THESE POWERS WILL CONTINUE TO EXIST NOTWITHSTANDING YOUR SUBSEQUENT DISABILITY OR INCAPACITY.

3. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.

STATE OF NEVADA     )  
                                  )     ss.  
COUNTY OF \_\_\_\_\_ )

Know all men by these presents, that I, EDWARD A. STEINACKER, the undersigned, of the City of Gardnerville, County of Douglas, State of Nevada, do hereby make, constitute, and appoint **KAREN SHORT**, my true and lawful attorney-in-fact for me and in my name, place, and stead, and on my behalf, and for my use and benefit:

1. To exercise or perform any act, power, duty, right, or obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or

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perform, in connection with, arising from, or relating to any person, item, transaction, thing, business property, real or personal, tangible or intangible, or matter whatsoever;

2. To request, ask, demand, sue for, recover, collect, receive, and hold and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, any and all documents of title, choses in action, personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by, or due, owing, payable, or belonging to me, or in which I have or may hereafter acquire interest, to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute, and deliver for me, on my behalf, and in my name, all endorsements, acquittances, releases, receipts, or other sufficient discharges for the same;

3. To lease, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any real or personal property whatsoever, tangible or intangible, or interest therein, on such terms and conditions, and under such covenants, as said attorney-in-fact shall deem proper;

4. To maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgages, subject to deeds of trust, and hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, for me, in my behalf, and in my name and under such terms and conditions, and under such covenants, as said attorney-in-fact shall deem proper;

5. To conduct, engage in and transact any and all lawful business of whatever nature or kind for me, on my behalf, and in my name;

6. To make, receive, sign, endorse, execute, acknowledge, deliver, and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits, in, or certificates of deposit of, bonds, savings and loan

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or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted;

7. To amend, revoke, fund or make additional contributions to any Trust Agreement or Declaration of Trust that I may have established either individually or individually and with my spouse as a co-settlor, and with any successor trustee as the case may be;

8. If I am a married person, then I grant to my said attorney-in-fact the authority and power to transmute community property into the separate property of my spouse and myself. If the person named in this Power of Attorney is also my spouse, then I grant to my said attorney-in-fact the authority and power to make gifts to himself or herself. I hereby waive any conflict of interest that my attorney-in-fact may have in making gifts to himself or herself under this Power of Attorney;

9. I grant to said attorney-in-fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney-in-fact, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted;


10. Additionally, I hereby grant to the attorney-in-fact the power and authority to access and obtain copies of my health information and records and to exercise any and all rights I may have under state and federal law in relation to those records, including records of protected health information under the provisions of the Federal Health Insurance Portability and Accountability Act of 1996;

11. I grant access to my safe deposit box no. 00504 at the Minden Branch of Bank of America located at 1646 Highway 395, Minden, Nevada.

12. This instrument is to be construed and interpreted as a general power of attorney. The enumeration of specific items, rights, acts, or powers herein is not intended to, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to said attorney-in-fact. However, notwithstanding any other provision of this Durable Power of Attorney, nothing herein

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shall be construed as authorizing my attorney-in-fact to execute a lien against the homestead of the principal in favor of any state or local agency for the provision or payment of medical or custodial care;

13. The rights, powers, and authority of said attorney-in-fact herein granted shall commence on the date hereof and continue in full force and effect until specifically revoked by me in writing or my sooner death;

14. If I am found by a court of competent jurisdiction to be in need of guardianship of my person and/or of my estate, then and in that event, I nominate **KAREN SHORT** to serve as the guardian of my person and/or estate as said court may determine in the premises.

15. If I become disabled and two licensed doctors render opinions that as a result of my disability, it is more likely than not that I will be in need of extended care either in my own home or in a licensed extended care facility, then in either situation, I grant to my attorney-in-fact and to my guardian, in addition to the authority granted in paragraph 8 above, the authority to seek a judicial declaration confirming that said gifts made pursuant to paragraph 8 are for the support and maintenance of my spouse and are reasonably necessary to maintain my spouse's own health, maintenance, and support. I further authorize my attorney-in-fact and my guardian the power to assign to my spouse any amount of any retirement income that I may be entitled to should I become disabled, if two licensed doctors render opinions as set forth above. In conjunction with this authority, my attorney-in-fact and/or my guardian may seek to obtain a qualified domestic relations order in a court of competent jurisdiction to carry out my intent stated herein or if any spouse should seek to obtain a qualified domestic relations order, then I grant to my attorney-in-fact or my guardian the authority to consent to the entry of said order so long as the amount of my retirement income to be awarded to my spouse is reasonably necessary to maintain my spouse's customary level of maintenance and support, or a reasonable level of maintenance and support, whichever is greater. It is my desire that any court considering any legal action to carry out any direction set forth herein accepts this document as a statement of my intent.

16. If any judicial proceedings are instituted by my spouse or my guardian seeking to confirm any gifts made by her/him to herself/himself under this Power of Attorney, and/or if any judicial proceedings are instituted by my spouse or my guardian to make said gifts as are directed herein (which it is my intent shall include the power to gift my entire estate) to my spouse if I am disabled as defined in this paragraph 15, I request that no guardian ad litem be appointed. If said court appoints a guardian ad litem to

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represent my interest, I hereby nominate **KAREN SHORT** to serve in said capacity. If the court appoints **KAREN SHORT** as my guardian ad litem in said proceedings or any other person or entity as my guardian ad litem, I hereby direct and authorize my guardian ad litem to follow the directives and intentions set forth herein as I have contemplated the consequences of this document and believe it to be in the best interest of myself and my spouse. I hereby waive any conflict of interest that **KAREN SHORT** may have in serving as my guardian ad litem. For myself, my heirs, and my assigns, I hereby waive any liability that my guardian ad litem, attorney-in-fact or guardian might otherwise incur in carrying out the directives and intentions I have set forth herein.

17. The undersigned, a married person, hereby further authorizes and empowers my said attorney-in-fact, as my duly authorized agent, to join in my behalf, in the execution of any instrument by which any community real property or any interest therein, now owned or hereafter acquired by my spouse and myself, or either of us, is sold, leased, encumbered, or conveyed.

18. This Durable Power of Attorney revokes any prior Power of Attorney (durable or not) that I may have made. This Durable Power of Attorney is not affected by the subsequent disability of the principal.

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