

Requested By:  
FIRST CENTENNIAL - RENO  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-710 PG-3158 RPTT: 0.00



APN: 1318-23-602-002  
Escrow No. 00179770 - 003-16

When Recorded Return to:

John W. Callahan  
Lynne G. Callahan  
1249 Montego Street  
Arroyo Grande, CA 93420

SPACE ABOVE FOR RECORDERS USE

**SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That I, LYNNE G. CALLAHAN have made, constituted, and appointed, and by these presents do make, constitute and appoint JOHN WARREN CALLAHAN my true and lawful Attorney in Fact for me and in my name, place and stead, and for my use and benefit as follows, which shall pertain to the following described lands situate in Douglas County, Nevada, to wit:

The South half of the West 132.0 feet of the South half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 23, Township 13 North, Range 18, East, M.D.B. & M.

EXCEPTING THEREFROM the Easterly 20.00 feet thereof, as described in that instrument recorded January 3, 1968, in Book 56, page 419, Official Records of Douglas County, Nevada.

Said parcel of land also being shown on that certain Record of Survey for Donald W. Dalziel, recorded September 17, 1976, in Book 976, page 951, Document No. 03320, Official Records of Douglas County, Nevada.

Commonly known as: 274 Terrace View Drive, Stateline, NV

- 1) to exercise any of all of the following powers as to real property herein described, any interest therein and/or any building thereon: to contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty; and to mortgage transfer in trust, or otherwise encumber or hypothecate the same to secure payment of negotiable or nonnegotiable note or performance of any obligation or agreement;
- 2) to exercise any or all of the following powers as to all kinds of personal property and goods, ware and merchandise, choses in action and other property in possession or in action herein described: to contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or nonnegotiable note or performance of any obligation or agreement;
- 3) to borrow money and to execute and deliver negotiable or nonnegotiable notes therefore with or without security; and to loan money and received negotiable or nonnegotiable notes therefore with such security as he shall deem proper for the property herein described;

SPACE BELOW FOR RECORDER



- 4) to receive any Notice of Right to Cancel under the Truth in Lending Act on my behalf, to modify or waive my right to rescind, to exercise my right to rescind, to allow the period in which to exercise my right to rescind to pass without exercising such right to rescind, and to confirm that such right to rescind has not been exercised;
- 5) to sign, seal, execute, deliver and acknowledge such instruments in writing of whatever kind and nature as may be necessary or proper in the premises.

GIVING AND GRANTING unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the above stated premises, as fully to all intents and purposes as the signer might or could do if personally present, and hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done in the above stated premises by virtue of these presents.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL  
THIS 15<sup>th</sup> DAY OF July, 2010.

*Lynne G. Callahan*  
LYNNE G. CALLAHAN

STATE OF  
COUNTY OF

This instrument was acknowledged before me on \_\_\_\_\_,  
by Lynne G. Callahan

\_\_\_\_\_  
NOTARY PUBLIC

*See attached  
Certificate  
7/11/10  
S Farrell*

SPACE BELOW FOR RECORDER

---



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of San Luis Obispo

On this 1<sup>ST</sup> day of July, 2010,

before me, Sandi Farrell, Notary Public personally appeared

Lynne G Callahan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Sandi Farrell  
**Sandi Farrell, Notary Public**  
State of California  
Commission Exp.: June 16, 2014

**Optional: Description of Attached Document**

Title or type of Document: Special Power of Attorney

Document Date: 7-1-10 # of Pages: 2

Signer(s) Other than Named Above: none