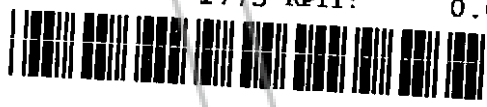


43

DOC # 0784480  
06/09/2011 11:19 AM Deputy: DW

OFFICIAL RECORD  
Requested By:  
ELIZABETH CASSINOS

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 43.00  
BK-0611 PG- 1775 RPTT: 0.00



Assessor's Parcel Number: \_\_\_\_\_

Recording Requested By:

Name: Elizabeth Cassinos

✓ Address: 1719 Sunrise Pass Rd

City/State/Zip Minden NV 89423

Real Property Transfer Tax: \_\_\_\_\_

Durable 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.*

# Durable Unlimited Power of Attorney

## Effective Immediately

**Notice to Adult Signing this Document: This is an important document. Before signing this document, you should know these important facts. By signing this document, you are not giving up any powers or rights to control your finances and property yourself. In addition to your own powers and rights, you are giving another person, your attorney-in-fact, broad powers to handle your finances and property, which may include powers to encumber, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. THE POWERS GRANTED UNDER THIS DOCUMENT ARE EFFECTIVE IMMEDIATELY AND WILL REMAIN IN EFFECT IF YOU BECOME DISABLED OR INCAPACITATED. This document does not authorize anyone to make medical or other health care decisions for you. If you own complex or special assets such as a business, or if there is anything about this form that you do not understand, you should ask a lawyer to explain this form to you before you sign it. If you wish to change your durable unlimited power of attorney, you must complete a new document and revoke this one. You have the right to revoke the designation of the attorney-in-fact and the right to revoke this entire document at any time and in any manner. You may revoke this document at any time by destroying it, by directing another person to destroy it in your presence or by signing a written and dated statement expressing your intent to revoke this document. If you revoke this document, you should notify your attorney-in-fact and any other person to whom you have given a copy of the form. You also should notify all parties having custody of your assets. These parties have no responsibility to you unless you actually notify them of the revocation. If your attorney-in-fact is your spouse and your marriage is annulled, or you are divorced after signing this document, this document may become invalid. Since some third parties or some transactions may not permit use of this document, it is advisable to check in advance, if possible, for any special requirements that may be imposed. You should sign this form only if the attorney-in-fact you name is reliable, trustworthy and competent to manage your affairs. Generally, you may designate any competent adult as the attorney-in-fact under this document.**

I, Brenda Leiby, of 1719 Sunrise Pass Rd,  
City of Minden, State of Nevada, as Principal,  
do appoint Elizabeth Cassines, of 1719 Sunrise Pass Rd,  
City of Minden, State of NV, as my  
attorney-in-fact to act in my name, place and stead in any way which I myself could do, if I were personally present,  
with respect to all the following matters to the extent that I am permitted by law to act through an agent:

I grant my attorney-in-fact the maximum power under law to perform any act on my behalf that I could do personally, including but not limited to, all acts relating to any and all of my financial transactions and/or business affairs including all banking and financial institution transactions, all real estate or personal property transactions, all insurance or annuity transactions, all claims and litigation, and any and all business transactions.

This power of attorney shall become effective immediately and shall remain in full effect upon my disability or incapacitation. This power of attorney grants no power or authority regarding healthcare decisions to my designated attorney-in-fact.

If the attorney-in-fact named above is unable or unwilling to serve, then I appoint N/A,  
\_\_\_\_\_, of \_\_\_\_\_,  
City of \_\_\_\_\_, State of \_\_\_\_\_, to be my  
successor attorney-in-fact for all purposes hereunder.

My attorney-in-fact is granted full and unlimited power to act on my behalf in the same manner as if I were personally present. My attorney-in-fact accepts this appointment and agrees to act in my best interest as he or she considers advisable. To induce any third party to rely upon this power of attorney, I agree that any third party receiving a signed copy or facsimile of this power of attorney may rely upon such copy, and that revocation or termination of this power of attorney shall be ineffective as to such third party until actual notice or knowledge of such revocation or termination shall have been received by such third party. I, for myself and for my heirs, executors, legal representatives and assigns, agree to indemnify and hold harmless any such third party from any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this power of attorney. This power of attorney may be revoked by me at any time and is automatically revoked upon my death. My attorney-in-fact shall not be compensated for his or her services nor shall my attorney-in-fact be liable to me, my estate, heirs, successors, or assigns for acting or refraining from acting under this document, except for willful misconduct or gross negligence. Revocation of this document is not effective unless a third party has actual knowledge of such revocation.

I intend for my attorney-in-fact under this Power of Attorney to be treated as I would be with respect to my rights regarding the use and disclosure of my individually identifiable health information or other medical records. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (aka HIPAA), 42 USC 1320d and 45 CFR 160-164.

**Signature and Declaration of Principal**

I, Brenda Leiby, the principal, sign my name to this power of attorney this 9 day of June, 2011 and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence, and that I have read and understand the contents of the notice at the beginning of this document.

X  
Signature of Principal

Brenda J. Leiby  
Brenda J. Leiby

**Witness Attestation**

I, Loagan Furry, the first witness, and I, George Cassinos, the second witness, sign my name to the foregoing power of attorney being first duly sworn and do declare to the undersigned authority that the principal signs and executes this instrument as his/her power of attorney and that he/she signs it willingly, or willingly directs another to sign for him/her, and that I, in the presence and hearing of the principal, sign this power of attorney as witness to the principal's signing and that to the best of my knowledge the principal is eighteen years of age or older, of sound mind and under no constraint or undue influence.

[Signature]  
Signature of First Witness

[Signature]  
Signature of Second Witness

BK- 0611  
PG- 1777  
0784480 Page: 3 Of 5 06/09/2011

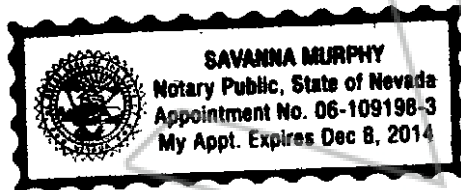


**Notary Acknowledgment**

State of Nevada County of Douglas

Subscribed, sworn to and acknowledged before me by Brenda Leiby, the Principal,  
and subscribed and sworn to before me by Elizabeth Cassinos, witness, this 9th  
day of June 2011.

[Signature]  
Notary Signature



Notary Public,

In and for the County of Douglas  
State of NV

My commission expires: Dec 8, 2014 Seal

**Acknowledgment and Acceptance of Appointment as Attorney-in-Fact**

I, Elizabeth Cassinos have read the attached power of attorney and am the person identified as the attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Attorney-in-Fact and that when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

[Signature]  
Signature of Attorney-in-Fact  
Elizabeth A. Cassinos

12/9/11  
Date

**Acknowledgment and Acceptance of Appointment as Successor Attorney-in-Fact** N/A

I, \_\_\_\_\_ have read the attached power of attorney and am the person identified as the successor attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Successor Attorney-in-Fact and that, in the absence of a specific provision to the contrary in the power of attorney, when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

\_\_\_\_\_  
Signature of Successor Attorney-in-Fact

\_\_\_\_\_  
Date

California residents or persons intending that this document be valid in the State of California should use the following California Notary Acknowledgment form:

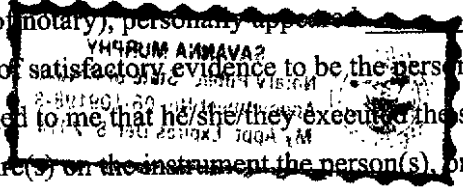
California Notary Acknowledgment

State of California

County of \_\_\_\_\_ } S.S.

On \_\_\_\_\_, before me, \_\_\_\_\_

(name and title of notary), personally appeared \_\_\_\_\_, 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.



(Seal)

Notary Signature

