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OFFICIAL RECORDS

Requested By
ALAN WRIGHT WOKAS

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0213 Pg: 5793



Deputy. sd

RECORDING REQUESTED

BY *MARYAN WOKAS*

AND WHEN RECORDED
MAIL TO

ALAN WOKAS

✓ *5031 DOUBLES POINT WAY
DISCOVERY BAY, CA 94505*

Space above this line for recorder's use

Maryan Wokas, Principal, to Alan W. Wokas, Agent:

**LIMITED DURABLE POWER OF ATTORNEY FOR MANAGEMENT
AND DISPOSITION OF SPECIFIC REAL PROPERTY**

NOTICE 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 PERSONS YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT WITH BROAD POWERS TO MANAGE, DISPOSE OF, SELL, CONVEY, AND ENCUMBER YOUR REAL PROPERTY AND TO USE YOUR PROPERTY AS SECURITY IF YOUR AGENT BORROWS MONEY ON YOUR BEHALF.
2. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH CARE DECISIONS FOR YOU.
3. 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 INCAPACITY
4. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.
5. YOUR AGENT HAS NO DUTY TO ACT UNLESS YOU AND YOUR AGENT AGREE OTHERWISE IN WRITING.

TO WHOM IT MAY CONCERN:

Maryan Wokas (the Principal), presently a resident of Placer County, California, appoints Alan W. Wokas (the Agent) as the Principal's true and lawful attorney-in-fact for the Principal and in the Principal's name, place, and stead:

1. To manage, control, lease, sublease, and otherwise act concerning the Principal's interest in the real property described in this instrument; to collect and receive rents or income therefrom; to pay taxes, charges, and assessments on the same; to repair, maintain, protect, preserve, alter, and improve the same; to commit the Principal's resources and contract on the Principal's behalf regarding the same; and to do all things necessary or expedient to be done in the Agent's judgment in connection with the property.

2. To grant, sell, transfer, mortgage, deed in trust, convey, pledge, and otherwise encumber and deal in the real property described in this instrument and to execute such instruments as the Agent considers proper, specifically including but not limited to the power to do the following:

(a) Represent the Principal in negotiations for the sale of the real property described in this instrument, including but not limited to entering into listing agreements with brokers or other Agents regarding such sale.

(b) Execute, acknowledge, and deliver contracts of sale, escrow instructions, deeds, covenants, agreements, assignments of agreements, and all other documents needed with respect to the sale of the real property described in this instrument.

3. Without limiting the generality of the foregoing, generally to do, execute, and perform any other act, deed, matter, or thing that in the Agent's opinion ought to be done, executed, or performed in conjunction with this power of attorney, of every kind and nature, including the power to bring suit against any institution, person, or other entity that fails or refuses to honor this durable power of attorney, as fully and effectively as the Principal could do if personally present

This power of attorney shall be effective on execution and shall not be affected by the Principal's subsequent incapacity.

The Principal does hereby ratify and confirm all that the Agent shall do, or cause to be done, by virtue of this power of attorney.

The property affected by this limited power of attorney is that real property commonly known as 254 Cheyenne Circle, Zephyr Cove-Roundhill, NV 89448 situated in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 3 in Block B, as shown on the Map of Roundhill Village Unit No. 2, filed August 31, 1965 in the Office of the County Recorder of Douglas County, Nevada, as Document No. 29312

Assessor Parcel Number 5-311-04

IN WITNESS WHEREOF, the Principal has signed this limited durable power of attorney for management and disposition of specific real property on January 15, 2013.

Maryan Wokas
 Maryan Wokas

ACKNOWLEDGMENT FOR PRINCIPAL

STATE OF CALIFORNIA)
) ss.
 COUNTY OF PLACER)

On January 15, 2013, before me, David L. Kelly, the undersigned Notary Public, personally appeared Maryan Wokas proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

David L. Kelly
 David L. Kelly, Notary Public

