

DOUGLAS COUNTY, NV

2016-884832

Rec:\$17.00

\$17.00 Pgs=4

07/22/2016 02:32 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1318-23-811-009

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No: 073834-CAL**

**When Recorded Mail To:**

Western Title Company

2310 So. Carson Street #5B

Carson City NV

89701

**Mail Tax Statements to: (deeds only)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

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)

Signature



Carrie Lindquist

Escrow Officer

**Power of Attorney**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

**POWER OF ATTORNEY**  
(Special)

WARNING: THIS DOCUMENT GIVES YOUR ATTORNEY-IN-FACT THE POWER TO ACT FOR YOU IN ANY WAY YOU COULD ACT FOR YOURSELF. IT MAY BE IN YOUR BEST INTEREST TO CONSULT WITH AN ATTORNEY TO EXPLAIN ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS POWER OF ATTORNEY AT ANYTIME.

KNOWN ALL MEN BY THESE PRESENTS: That: I, Hannah Rahn the undersigned (jointly and severally, if more than one) do hereby appoint Richard Burningham as my exclusive, true and lawful Attorney-in-Fact in my capacity, for me and in my name, for the special and limited purpose(s) of execute real estate, escrow documents and Grant Bargain and Sale Deed with respect to the following described property in the County of , State of Nevada:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 16, Block G, as shown on the official map of FIRST ADDITION TO KINGSBURY MEADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 17, 1957.

more commonly known as: 184 Pine Drive Stateline NV 89449

For such limited and special purposes, said Attorney(s) is/are hereby authorized in Principal's name, and for Principal's use and benefit;

(A) to loan, advance, defer payment of, demand, sue for, collect, and receive all sums of money, debts, accounts, legacies, bequests, interests, dividends, annuities, and demands as are now or shall hereafter become due, owing, payable, or belonging to Principal, and take all lawful means in the name of Principal for the recovery thereof and to compromise the same, and give satisfaction, releases or discharges for the same;

(B) to buy and sell land, exchange, mortgage, hypothecate, foreclose, assign, transfer, convey and in any lawful manner deal in and with land, make contracts of every kind relative to land, any interests therein or the possession thereof, and take possession and exercise control over the use thereof;

(C) to buy, sell, exchange, mortgage, hypothecate, foreclose, assign, transfer, convey and in any lawful manner deal in and with goods, wares, and merchandise, chooses in action, certificates or shares of capital stock, and other property in possession or in action, and to make, do and transact all and every kind of business or whatever nature;

(D) to execute, acknowledge and deliver contracts of sale, escrow instructions, deeds, leases (including both oil and gas and community oil and gas leases), assignments of leases, covenants, agreements, assignments of agreements, mortgages, conveyances in trust to secure indebtedness or other obligations,

and assign the beneficial interest thereunder, subordination's of liens or encumbrances, indemnities, bills of lading, bills, bonds, notes, receipts, evidences of debt, requests for partial or full reconveyance of deeds of trust, releases and satisfactions of mortgages, judgments, and other debts, and other instruments in writing of whatever kind and nature, all upon such terms and conditions and under such covenants as said Attorney shall provide;

(E) 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 pass without exercising such right to rescind, and to confirm that such right to rescind has not been exercised;


(F) 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;

(G) To receive and endorse check for net proceeds of loan or hypothecation of Note.

GIVING AND GRANTING to said Attorney full power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

All that said Attorney shall lawfully do or cause to be done under the authority of this Power of Attorney is expressly approved, ratified and confirmed.

Signed this 12 day of November, 2015

  
\_\_\_\_\_  
Hannah Kahn

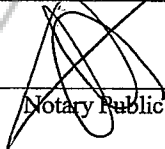
**CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC**

STATE OF \_\_\_\_\_

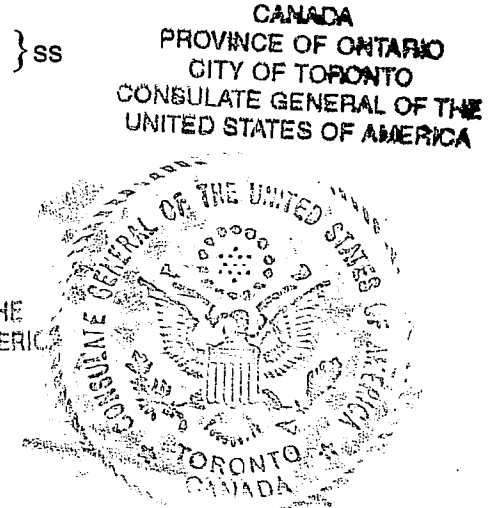
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,

By HANNAH KAHN

  
\_\_\_\_\_  
Notary Public

GLORIA CHOU  
VICE CONSUL OF THE  
UNITED STATES OF AMERICA



NOV 12 2015



## WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER  
LAWRENCE R. BURTNES, RECORDER

1001 E. NINTH STREET  
POST OFFICE BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3661  
FAX (775) 25-8010

### LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies produced from the recorded document would not be legible and may affect legal rights and entitlements. However, the customer requested that the document be recorded without delay. Therefore, pursuant to NRS 247.120, the County Recorder accepted the document conditionally, subject to submission of a suitable copy at a later date.

Upon submission of a suitable copy at a later date, I am aware that I will be required to pay recording fees.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy and may therefore adversely affect legal rights and entitlements.

Date 7-22-16

Signature *Haven Carter*

Print Name Haven Carter