

DOUGLAS COUNTY, NV

2016-890926

Rec:\$18.00

\$18.00

Pgs=5

11/18/2016 12:58 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN # 1319-19-720-019

Escrow # 00223010 --DR

Recording Requested By:  
First Centennial Title Company  
1450 Ridgeview Dr. #100  
Reno, NV 89509

When Recorded Return to:  
**Bradley D. Converse**  
219 51st Street  
Virginia Beach, VA 23451

Mail Tax Statements to:  
**Christine Hart**  
163 Tramway Dr, #B  
Stateline, NV 89449

SPACE ABOVE FOR RECORDERS USE

**Durable Power of Attorney**

(Title of Document)

**Please complete Affirmation Statement below:**

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)

**-OR-**

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: NRS 239B.030 (state specific law).



SIGNATURE

Title Assistant

TITLE

Roseanne Cusumano  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

**This cover page must be typed or printed in black ink.**

(Additional recording fee applies)

SPACE BELOW FOR RECORDER

*Durable Power of Attorney*  
*Bradley Converse, Principal*  
*Rebecca Vanderlake, Attorney in Fact*

Know all men by these presents that I, BRADLEY CONVERSE, a resident of the County of Midland and the State of Michigan, do hereby make, constitute and appoint my wife, REBECCA VANDERLAKE, a/k/a REBECCA CONVERSE, my true and lawful attorney in fact. This DURABLE POWER OF ATTORNEY supersedes and revokes any other similar designations by me made.

My attorney in fact shall have the following powers to be exercised in my name, place and stead, and on my behalf.

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 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 sell, for cash or on credit, or both, and at public or private sale, any real or personal property, or the proceeds thereof, in such assets, real or personal, as my attorney in fact may think proper.

3. 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, interest, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, any and all documents of title, chooses in action personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated, 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, writs in my name for the collection and recovery thereof, and to adjust, settle, 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.

4. To enter for any purpose into a lease as lessor or lessee with or without option to purchase or renew; to maintain, repair, improve, manage, develop, exchange, partition, change the character of, or abandon any real or personal property whatsoever or any interest therein; to insure any assets owned by me against damage or loss; and to encumber, mortgage, or pledge any such property or any interest therein.

5. To vote any security owned by me, in person or by general or limited proxy.

6. To deposit any moneys with any bank or banker or other person, either in my or my attorney's name, and to employ any of such money or any other money to which I am entitled in the payment of any debts, or interest, payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use and benefit.

7. To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my attorney in fact may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, and other instruments which may be necessary or proper.

8. To sign personal income tax returns on my behalf, collect income tax refunds payable to me and to agree to changes in my tax returns with the taxing authority having jurisdiction over me.

9. 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.

10. To make, receive, sign, indorse, 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,

banks, savings and loan 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.

11. To transfer, in the discretion of my attorney, assets of mine, whether tangible or intangible, to a Trustee or Trustees of any trust of which I am the Settlor, whether revocable or irrevocable, to be added to the principal of such trust, without consideration therefore, and without any responsibility on the part of my attorney to see to the proper administration of such assets, or the income therefrom, by such Trustee or Trustees.

12. To continue, on my behalf, any pattern of gifts to my children, or grandchildren, and to make such gifts outright to such child or grandchild, or to a trust for their benefit, consistent with any previous practice of mine, and to execute on my behalf any necessary documentation and gift tax returns in connection therewith.

13. I authorize said attorney to allow examination of such of my estate planning documents by such beneficiaries and fiduciaries named therein, or their representatives, as said attorney in his or her absolute discretion deems to be in my best interest.

14. 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 shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

15. I grant to said attorney in fact full power and authority to sell and convey for me and on my behalf, without further authorization from me, with or without consideration, all or any portion of my right title and interest in and to any real property, personal property or both, wherever located, including, but not limited to, the realty located in the City of Virginia Beach, the County of Virginia Beach and the Commonwealth of Virginia, and commonly known as 219 51<sup>st</sup> Street, and the realty commonly known as 163B Tramway Drive, Stateline, Nevada 89449, and in particular to make appropriate deeds or other conveyances of such properties, and to make and execute all

necessary or desirable documents in connection therewith.

16. This instrument is to be construed and interpreted as a general and durable 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.

This durable power of attorney shall not be affected by disability of the principal, except as provided by statute. The rights, powers, and authority of said attorney in fact herein granted shall commence and be in full force on the date hereof, and such rights, powers, and authority shall remain in full force and effect thereafter until terminated by written notice by me.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7<sup>th</sup> day of JUNE, 2016.

IN THE PRESENCE OF:

SIGNED BY:

Stephanie Rosario-Perez  
PRINT NAME: STEPHANIE ROSARIO-PEREZ

Bradley Converse  
BRADLEY CONVERSE

Dylan Zuker  
PRINT NAME: DYLAN ZUKER

Subscribed and sworn to before me  
this 7 day of JUNE, 2016.

Stephanie Rosario-Perez  
Stephanie Rosario-Perez, USN  
Authority: 10 U.S.C. 1044a  
My Comm. Expires: 3 MAY 17

Stephanie Rosario-Perez  
STEPHANIE ROSARIO-PEREZ, Notary Public  
VIRGINIA BEACH County, VA  
My Commission Expires: 3 MAY 17  
Acting in VIRGINIA BEACH County.