

WHEN RECORDED MAIL TO:

Ron & Diane Wagner  
1272 Hermosa Ct.  
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

ABOVE SPACE FOR RECORDER'S USE ONLY

Escrow No. 01606171 DKD  
APN 1420-28-210-014

STATUTORY FORM POWER OF ATTORNEY

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY FOR FINANCIAL MATTERS. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:

(INITIAL each to confirm your understanding.)

*LDW* 1. THIS DOCUMENT GIVES THE PERSON YOU DESIGNATE AS YOUR AGENT THE POWER TO MAKE DECISIONS CONCERNING YOUR PROPERTY FOR YOU. YOUR AGENT WILL BE ABLE TO MAKE DECISIONS AND ACT WITH RESPECT TO YOUR PROPERTY (INCLUDING YOUR MONEY) WHETHER OR NOT YOU ARE ABLE TO ACT FOR YOURSELF.

*LDW* 2. THIS POWER OF ATTORNEY BECOMES EFFECTIVE IMMEDIATELY UNLESS YOU STATE OTHERWISE IN THE SPECIAL INSTRUCTIONS.

*LDW* 3. THIS POWER OF ATTORNEY DOES NOT AUTHORIZE THE AGENT TO MAKE HEALTH CARE DECISIONS FOR YOU.

*LDW* 4. THE PERSON YOU DESIGNATE IN THIS DOCUMENT HAS A DUTY TO ACT CONSISTENT WITH YOUR DESIRES AS STATED IN THIS DOCUMENT OR OTHERWISE MADE KNOWN OR, IF YOUR DESIRES ARE UNKNOWN, TO ACT IN YOUR BEST INTERESTS.

*LDW* 5. YOU SHOULD SELECT SOMEONE YOU TRUST TO SERVE AS YOUR AGENT. UNLESS YOU SPECIFY OTHERWISE, GENERALLY THE AGENT'S AUTHORITY WILL CONTINUE UNTIL YOU DIE OR REVOKE THE POWER OF ATTORNEY OR THE AGENT RESIGNS OR IS UNABLE TO ACT FOR YOU.

LAW 6. YOUR AGENT IS ENTITLED TO REASONABLE COMPENSATION UNLESS YOU STATE OTHERWISE IN THE SPECIAL INSTRUCTIONS.

LAW 7. THIS FORM PROVIDES FOR DESIGNATION OF ONE AGENT. IF YOU WISH TO NAME MORE THAN ONE AGENT YOU MAY NAME A CO-AGENT IN THE SPECIAL INSTRUCTIONS. CO-AGENTS ARE NOT REQUIRED TO ACT TOGETHER UNLESS YOU INCLUDE THAT REQUIREMENT IN THE SPECIAL INSTRUCTIONS.

LAW 8. IF YOUR AGENT IS UNABLE OR UNWILLING TO ACT FOR YOU, YOUR POWER OF ATTORNEY WILL END UNLESS YOU HAVE NAMED A SUCCESSOR AGENT. YOU MAY ALSO NAME A SECOND SUCCESSOR AGENT.

LAW 9. YOU HAVE THE RIGHT TO REVOKE THE AUTHORITY GRANTED TO THE PERSON DESIGNATED IN THIS DOCUMENT.

LAW 10. THIS DOCUMENT REVOKES ANY PRIOR DURABLE POWER OF ATTORNEY.

LAW 11. IF THERE IS ANYTHING IN THIS DOCUMENT THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

1. DESIGNATION OF AGENT.

I, Linda Diane Wagner

does hereby designate and appoint:

Name: Ronald Bernard Wagner

Address: 1272 Hermosa Ct Minden, NV 89423

Telephone Number: 775 267 9831

as my agent to make decisions for me and in my name, place and stead and for my use and benefit and to exercise the powers as authorized in this document.

2. DESIGNATION OF ALTERNATE AGENT.

(You are not required to designate any alternative agent but you may do so. Any alternative agent you designate will be able to make the same decisions as the agent designated above in the event that he or she is unable or unwilling to act as your agent. Also, if the agent designated in paragraph 1 is your spouse, his or her designation as your agent is automatically revoked by law if your marriage is dissolved.)

If my agent is unable or unwilling to act for me, then I designate the following person(s) to serve as my agent as authorized in this document, such person(s) to serve in the order listed below:

A. First Alternative Agent

Name: .

Address: .

Telephone Number: .

B. Second Alternative Agent

Name: .

Address: .

Telephone Number: .

3. OTHER POWERS OF ATTORNEY.

This Power of Attorney is intended to, and does, revoke any prior Power of Attorney for financial matters I have previously executed.

4. NOMINATION OF GUARDIAN.

If, after execution of this Power of Attorney, incompetency proceedings are initiated either for my estate or my person, I hereby nominate as my guardian or conservator for consideration by the court my agent herein named, in the order named.

5. GRANT OF GENERAL AUTHORITY.

I grant my agent and any successor agent(s) general authority to act for me with respect to the following subjects:

**(INITIAL each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial "All Preceding Subjects" instead of initialing each subject.)**

- ADW Real Property
- \_\_\_\_\_ Tangible Personal Property
- \_\_\_\_\_ Stocks and Bonds
- \_\_\_\_\_ Commodities and Options
- \_\_\_\_\_ Banks and Other Financial Institutions
- \_\_\_\_\_ Safe Deposit Boxes
- \_\_\_\_\_ Operation of Entity or Business
- \_\_\_\_\_ Insurance and Annuities
- \_\_\_\_\_ Estates, Trusts and Other Beneficial Interests
- \_\_\_\_\_ Legal Affairs, Claims and Litigation
- \_\_\_\_\_ Personal Maintenance
- \_\_\_\_\_ Benefits from Governmental Programs or Civil or Military Service
- \_\_\_\_\_ Retirement Plans
- \_\_\_\_\_ Taxes
- \_\_\_\_\_ All Preceding Subjects

6. GRANT OF SPECIFIC AUTHORITY.

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

**(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent.)**

- Create, amend, revoke or terminate an inter vivos, family, living, irrevocable or revocable trust
- Make a gift, subject to the limitations of NRS and any special instructions in this Power of Attorney
- Create or change rights of survivorship
- Create or change a beneficiary designation
- Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- Exercise fiduciary powers that the principal has authority to delegate
- Disclaim or refuse an interest in property, including a power of appointment

7. LIMITATION ON AGENT'S AUTHORITY.

An agent that is not my spouse MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

8. SPECIAL INSTRUCTIONS OR OTHER OR ADDITIONAL AUTHORITY GRANTED TO AGENT:

The powers appointed by this Power of Attorney are specifically for the execution of any and all documents required to purchase, encumber and hypothecate sell, transfer or convey \_\_\_ with or WA without covenants, representations or warranties, or otherwise grant or dispose of, an interest in real property or a right incident to real property refinance, encumber and hypothecate the premises commonly known as: 1272 Hermosa CourtMinden, NV 89423

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

9. DURABILITY AND EFFECTIVE DATE. (INITIAL the clause(s) that applies.)

           DURABLE. This Power of Attorney shall not be affected by my subsequent disability or incapacity.

           SPRINGING POWER. It is my intention and direction that my designated agent, and any person or entity that my designated agent may transact business with on my behalf, may rely on a written medical opinion issued by a licensed medical doctor stating that I am disabled or incapacitated, and incapable of managing my affairs, and that said medical opinion shall establish whether or not I am under a disability for the purpose of establishing the authority of my designated agent to act in accordance with this Power of Attorney.

  ✓   I wish to have this Power of Attorney become effective on the following date:

  Jan 17, 2017  

           I wish to have this Power of Attorney end on the following date:   Jan, 31 2017  

10. THIRD PARTY PROTECTION.

Third parties may rely upon the validity of this Power of Attorney or a copy and the representations of my agent as to all matters relating to any power granted to my agent, and no person or agency who relies upon the representation of my agent, or the authority granted by my agent, shall incur any liability to me or my estate as a result of permitting my agent to exercise any power unless a third party knows or has reason to know this Power of Attorney has terminated or is invalid.

11. RELEASE OF INFORMATION.

I agree to, authorize and allow full release of information, by any government agency, business, creditor or third party who may have information pertaining to my assets or income, to my agent named herein.

12. SIGNATURE AND ACKNOWLEDGMENT. YOU MUST DATE AND SIGN THIS POWER OF ATTORNEY. THIS POWER OF ATTORNEY WILL NOT BE VALID UNLESS IT IS ACKNOWLEDGED BEFORE A NOTARY PUBLIC.

I sign my name to this Power of Attorney on

  Jan 17 2017   (date) at   Sunnyvale Ca   (city),  
  Ca   (state)

  Linda Diane Wagner    
Linda Diane Wagner  
(Signature)

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California }  
 } ss.  
County of Santa Clara }

On this 17<sup>th</sup> day of JAN in the year 2017, before me,  
Angela Gonzalez, Notary Public (here insert name of notary public)  
personally appeared Linda Diane Wagner (here insert name  
of principal) personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to this instrument, and acknowledged that he or she executed it. I  
declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of  
sound mind and under no duress, fraud or undue influence.

NOTARY SEAL

SEE ATTACHED  
NOTARY CERTIFICATE

Angela Gonzalez, Notary Public  
(Signature of Notary Public)

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

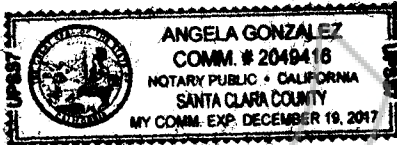
County of Santa Clara

On JAN. 17, 2017 before me, Angela Gonzalez Notary Public,  
personally appeared Linda Diane Wagner

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 the 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.



A handwritten signature in black ink, appearing to read "Angela Gonzalez".

Angela Gonzalez, Notary Public

Title or Type of Document:

Statutory Form  
Power of Attorney

Number of Pages: 11



**Order No.: 01606171-DKD**

**EXHIBIT A**

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

Lot 20 as set forth in the official plat map of SARATOGA SPRINGS ESTATES UNIT NO. 2, filed in the office of the Douglas County Recorder on May 23, 1994 in Book 594 at Page 3894 as Document No. 338088 and amended by document recorded July 8, 1994 in Book 794 at Page 1165 as Document No. 341498 of Official Records.

APN: 1420-28-210-014

