

DOUGLAS COUNTY, NV

2017-907195

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11/21/2017 12:16 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

APN# 1319-18-310-038

File # 2530660

Recording Requested By:

Name: First American Title Company

Address: 2490 Paseo Verde Pkwy Ste 100

City/State/Zip: Henderson, NV 89074

When Recorded Return To: Mail Tax Statements To:

Name: Bernard H. Becker

Address: 418 S. E. Street

City/State/Zip: Exeter, CA 93221

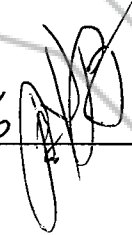
Durable Power of Attorney for Property Management

(Title On Document)

DURABLE POWER OF ATTORNEY
FOR PROPERTY MANAGEMENT

This is a DURABLE POWER OF ATTORNEY under Article 3, beginning with Section 2400, of Chapter 2 of Title 9 of Part 4 of Division 3 of the Civil Code of the State of California.

ARTICLE I: DECLARATIONS

1.1 Effective date of this Power: 6-25-16 

1.2 Name and address of Principal:

BERNARD HENRY BECKER
85 Brianne Circle
Windsor, CA 95492

The first person pronoun, "I", and its variations "ME," "MINE" and "MYSELF", refer to the PRINCIPAL. THIS DURABLE POWER OF ATTORNEY SHALL NOT BE AFFECTED BY SUBSEQUENT INCAPACITY OF THE PRINCIPAL.

1.3 Name and address of my Attorney in Fact as authorized in this instrument listed below, in the order and priority indicated:

First: JOSEPH BERNARD SIPPLE BECKER

Second: JAY PATRICK BECKER

The second person pronoun, "YOU", and its variations "YOUR" and "YOURSELF", refer to the ATTORNEY IN FACT.

When you, as my Attorney in Fact, sign on my behalf under the powers I give you in this document, you shall use the following form as authorized in California Civil Code Section 1095:

"BERNARD HENRY BECKER by JOSEPH BERNARD SIPPLE BECKER,
his Attorney in Fact."

1.4 My cancellation of any part of this document: If, BEFORE I SIGN THIS DOCUMENT, I cross out or write through any part of this document, I put my initials opposite the canceled part, then I eliminate that part from the powers I give you in this document.

ARTICLE II: POWERS GIVEN TO THE ATTORNEY IN FACT

2.1 I, as Principal, appoint you as my Attorney in Fact, with full power of substitution, revocation and delegation. I give you the powers in this document to use for my benefit and on my behalf. You shall use these powers in a fiduciary capacity.

2.2 As to any assets (a) standing in my name, (b) held for my benefit or (c) acquired for my benefit (and subject to the limitation in Paragraph 1.4), I give you these powers:

A. As to any commercial, checking, savings or savings and loan account, in my name or opened for my benefit: to open, withdraw, deposit into and close; and to negotiate, endorse or transfer any instrument affecting those accounts.

B. As to any promissory note receivable, secured or unsecured: to collect on, compromise, endorse, borrow against, hypothecate, release and/or reconvey the note and any related deed of trust.

C. As to any shares of stock, bonds or any other documents or instruments defined as "securities" under California law: to open accounts with stock brokers (on cash or on margin) and buy, sell, endorse, transfer, hypothecate and borrow against said securities.

D. As to any real property: to collect rents, disburse funds, hire professional property managers, rent to tenants,

negotiate and renegotiate leases, borrow funds against the properties, renew loans, sign any documents required for any transaction in this Paragraph D, and to sell any part of the real property.

E. As to any other property not listed in these Paragraphs 2.2 A through D: to buy, sell and dispose of the same as needed, in your judgment, for my welfare and comfort.

F. To hire and to pay from any funds for counsel and services of professional advisors, including, but not limited to: physicians, dentists, accountants, attorneys, and investment advisors, including a firm of which you are a member.

G. As to any income taxes and other taxes: to sign my name, hire preparers and advisors and pay for their services from my funds, and to do whatever is necessary to protect my assets from assessments as though I did those acts myself.

H. To transfer to the trustee of a revocable trust of which I am both a Settlor/Trustor/Grantor and a beneficiary any part or all of my assets.

I. To apply for government and insurance benefits on my behalf; to prosecute and to defend legal actions on my behalf; to arrange such transportation and travel of me or my assets as you deem appropriate; and to partition any community property in which I may have an interest to create separate property for me.

J. To make gifts of my assets to my issue, including gifts to yourself, so long as any gift to yourself is consistent with gifts I have made to you in the past and not disproportionate to gifts made during the same year to my other children; and to make such

gifts to charitable, scientific and/or educational institutions as you may deem appropriate in accordance with my pattern of charitable giving during the past three (3) years, or during the three years prior to my incompetency if I should hereafter become incompetent. My agent is further specifically authorized to transfer any assets, make any gifts, do all things and enter into all transactions that will qualify the principal for any government benefits (such as MediCal or any other MediCaid program).

K. To sign and deliver a valid disclaimer on my behalf under the California Probate and/or U.S. Internal Revenue Code(s), when, in your judgment, my family's best interests would be served, and, to that end, to hire and to pay for legal and financial counsel to make that decision as to whether to file that disclaimer.

ARTICLE III: POWERS YOU SHALL NOT HAVE

3.1 You shall not have these powers:

A. To exercise any of the powers of the Trustee under an irrevocable trust of which you are the Settlor and of which I am the Trustee.

B. To exercise the incidents of ownership over any life insurance policies I own on your life.

ARTICLE IV: MISCELLANEOUS

4.1 Nomination of Conservator: If protective proceedings of my person or estate or both are begun after I sign this document, I nominate for the Court's consideration the following persons, who shall be appointed to serve without bond:

For Conservator of my person and estate: I nominate my son, JOSEPH BERNARD SIPPLE BECKER. In the event he is or becomes unable or unwilling to serve, I nominate my son, JAY PATRICK BECKER, in said capacity.

4.2 Co-Attorneys In Fact: If I have appointed two or more persons to serve as Attorneys In Fact, said persons may act jointly or severally, and only one signature shall be required to transact business on my behalf. If one of said persons dies, resigns or is otherwise unable to act, the remaining person(s) shall, of course, be entitled to act alone.

4.3 Severability: If any provision of this document is not valid, all other provisions shall remain valid.

4.4 Freedom From Liability When You Show Good Faith: You shall not be liable to me or any of my successors when you act (or fail to act) in good faith hereunder; but this freedom from liability shall not be effective of your willful misconduct or gross negligence.

4.5 As used herein the singular and plural number and the masculine, feminine or neuter genders shall each be deemed to include the other whenever the context and/or circumstances shall so require.

4.6 California law shall govern this Durable Power of Attorney in all respects.

4.7 Signing: I, the Principal, have signed this Durable

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Power of Attorney on the date set forth opposite my signature.

Signature: Bernard Henry Becker

BERNARD HENRY BECKER

Date: 6-25-16

SPECIMEN SIGNATURE BY ATTORNEY IN FACT:

Joseph Bernard Becker
JOSEPH BERNARD ~~STEELE~~ BECKER

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 Sonoma

On 25 June 2016, before me, Melissa Hamilton, a Notary Public, personally appeared BERNARD HENRY BECKER, who 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 he executed the same in his authorized capacity, and that by his 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

Melissa Hamilton
NOTARY PUBLIC

