

DOUGLAS COUNTY, NV

2019-924436

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TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1420-33-213-013

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)

Recording Requested by and Return to:

TICOR TITLE OF NEVADA
1483 Highway 395 N, Suite B
Gardnerville, NV 89410

Power of Attorney

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

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

A.P.N.: 1420-33-213-013
File No: 1805853-RLT

When Recorded Return To: Margaret Mackey
1106 W. Park Street #180
Livingston, MT 59047

POWER OF ATTORNEY

REAL ESTATE SPECIFIC

I, **Andrew Ben-Tchavtchavadze**, of 1280 Lariat Crt, Minden, NV 89423, in the City of Minden, State of Nevada, (herein "Principal") hereby appoint **Margaret Mackey**, of 1280 Lariat Crt, Minden, NV 89423, (herein "Agent"), to act on my behalf for the purpose set forth in Article I below.

Article I. Assignment of Authority

With Regards to the lands and premises located at 1280 Lariat Crt, Minden, NV, 89423, (herein "Premises"), and with a legal description of,

LOT 24 IN BLOCK D AS SHOWN ON THE FINAL MAP OF WILDHORSE UNIT 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 3, 1989 IN BOOK 889 AT PAGE 450 AS DOCUMENT NO. 207982.

My Agent is authorized to act in my behalf for the following:

Sale of Premises. My Agent is authorized to act in my behalf for the purpose of selling the aforementioned Premises. My Agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all closing documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my Agent.

Management of Real Estate: My Agent is authorized to act in my behalf for the purpose of managing the aforementioned Premises. My Agent is authorized to perform all acts related to maintaining the property such as, but not limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

Refinancing: My Agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to, any debts secured by a mortgage on the aforementioned Premises. My Agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my Agent.

Legal Advice and Proceedings. My Agent is authorized to obtain and pay for legal advice, to initiate or defend legal and administrative proceedings on my behalf, including actions against third parties who refuse, without cause, to honor this instrument.

Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity.

Article III. Term

This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation, or upon the sale and close of said Premises.

Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State of Nevada.

Andrew Ben-Tchavtchavadze

Andrew Ben-Tchavtchavadze

10/9/2018
Date

NOTARY ACKNOWLEDGMENT

STATE OF NEVADA

WASHE County, ss.

On this 9th day of OCTOBER, 2018, before me appeared Andrew Ben-Tchavtchavadze, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that he executed the same as his free act and deed.

Richard Shannon
Notary Public

Print Name: Richard Shannon My commission expires: MARCH 30, 2022

