

DOUGLAS COUNTY, NV

2019-927157

Rec:\$35.00

\$35.00 Pgs=11

03/28/2019 01:33 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY

Signature Title

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Bradley Living Trust

MAILING ADDRESS 269 South Beverly Drive #171

CITY, STATE & ZIP CODE Beverly Hills 90212

this document has been executed and recorded in counterpart

Escrow No 11000560-JML

SPACE ABOVE FOR RECORDER'S USE ONLY

Irrevocable Limited Power of Attorney

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

Signature

Date

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (\$3.00 Additional Recording Fee Applies)

Recording requested by
and when recorded mail to:

Bradley Living Trust 2018
Jeffrey Bradley, Trustee
269 South Beverly Drive #171
Beverly Hills, CA 90212

11000560-JL

**IRREVOCABLE LIMITED POWER-OF-ATTORNEY
REGARDING TRANSFER OF BANKED RIGHTS**

THIS IRREVOCABLE LIMITED POWER-OF-ATTORNEY ("Power-of Attorney") REGARDING TRANSFER OF EXISTING RESIDENTIAL UNIT OF USE ("RUU") is made as of the 27 day of March, 2019 ("Effective Date"), by and between Tallac, LLC (Tallac) and Bradley Living Trust 2018 ("Trust"). This irrevocable limited power-of-attorney shall terminate once the transfer of the Residential Unit of Use "RUU" is approved by the Tahoe Regional Planning Agency "TRPA", the RUU is transferred to the appropriate receiving parcel, and the documents required by TRPA to be recorded against the Sending parcel are recorded with Douglas County.

WHEREAS, Trust is the owner of the one RUU banked on the parcel, located in the County of Douglas, State of Nevada, commonly known as Assessor's Parcel No. 1318-23-411-012, ("Sending Parcel").

WHEREAS, appurtenant to the Sending Parcel is one (1) banked residential unit of use "RUU", as defined in the Tahoe Regional Planning Agency (hereinafter "TRPA") Code of Ordinances.

WHEREAS, Tallac, when purchasing Sending parcel acknowledged that Trust has retained one (1) banked RUU pursuant to that certain Agreement for Purchase and Sale of Residence "Agreement" dated March 16, 2019.

Power of Attorney
Tallac/Trust
APN#1318-23-411-012
March ____, 2019
Page 2 of 4

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

Tallac hereby appoints Trust or appointee(s), as agent (“Agent”) solely for the limited purposes of transferring one banked RUU to an appropriate receiving parcel designated by Trust. Agent is authorized and empowered to execute on behalf of Tallac and Trust, from time to time, to prepare, sign, apply, record or otherwise complete (i) application to TRPA for transfer of the RUU to the designated receiving parcel; (ii) all permits issued for the transfer of the RUU; (iii) all declarations of covenants, conditions, and restrictions pertaining to the RUU in the form required by TRPA and approved by TRPA and Tallac, and (iv) and other documents reasonably required by TRPA to transfer the RUU from the Sending Parcel to appropriate receiving parcel designated by Trust and approved by TRPA.

Tallac and Trust have agreed the RUU may remain banked on the Sending Parcel until completion of the transfer to receiving parcel(s) designated by Trust and approved by TRPA. Tallac has agreed, among other things, not to encumber the RUU in any manner (except in favor of Trust) and to cooperate in all reasonable ways to facilitate transfer of the RUU off the Sending Parcel as required by Trust.

The rights and restrictions set forth herein shall be deemed covenants running with the land or as equitable servitudes, as the case may be, shall constitute benefits and burdens to the Sending Parcel, and shall be binding on Tallac, its assignees, and all persons acquiring or owning any interest in the Sending Parcel.

This Irrevocable Limited Power-of-Agency may be executed in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same agreement.

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Irrevocable Power-of-Attorney
Tallac/Trust
APN#1318-23-411-012
March 21 2019
Page 3 of 4

IN WITNESS WHEREOF, the parties hereto have executed this Irrevocable Limited Power-of-Attorney effective as of date first set forth above.

Bradley Living Trust 2018:

Signed in Counters
Jeffrey Bradley, Trustee

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2019, before me personally appeared _____, personally known to me or proved to be to be, on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to be that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted executed then instrument.

Notary Public

Irrevocable Power-of-Attorney
Tallac/Trust
APN# 023-761-014
March 27, 2019
Page 4 of 4

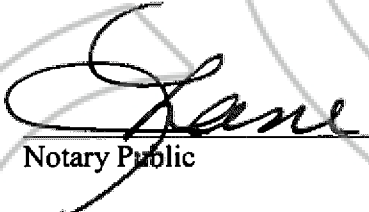
Tallac, LLC


Connor Pipkin, Managing Member

(STATE OF Nevada)
COUNTY OF Douglas

SS.

On this 27th day of March, 2019, before me, personally appeared Connor Pipkin, personally known to me, or proved to be to be, on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to be that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted executed the instrument.


Notary Public

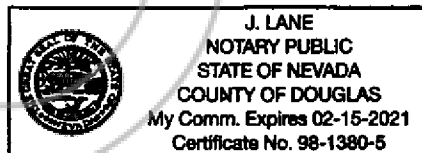
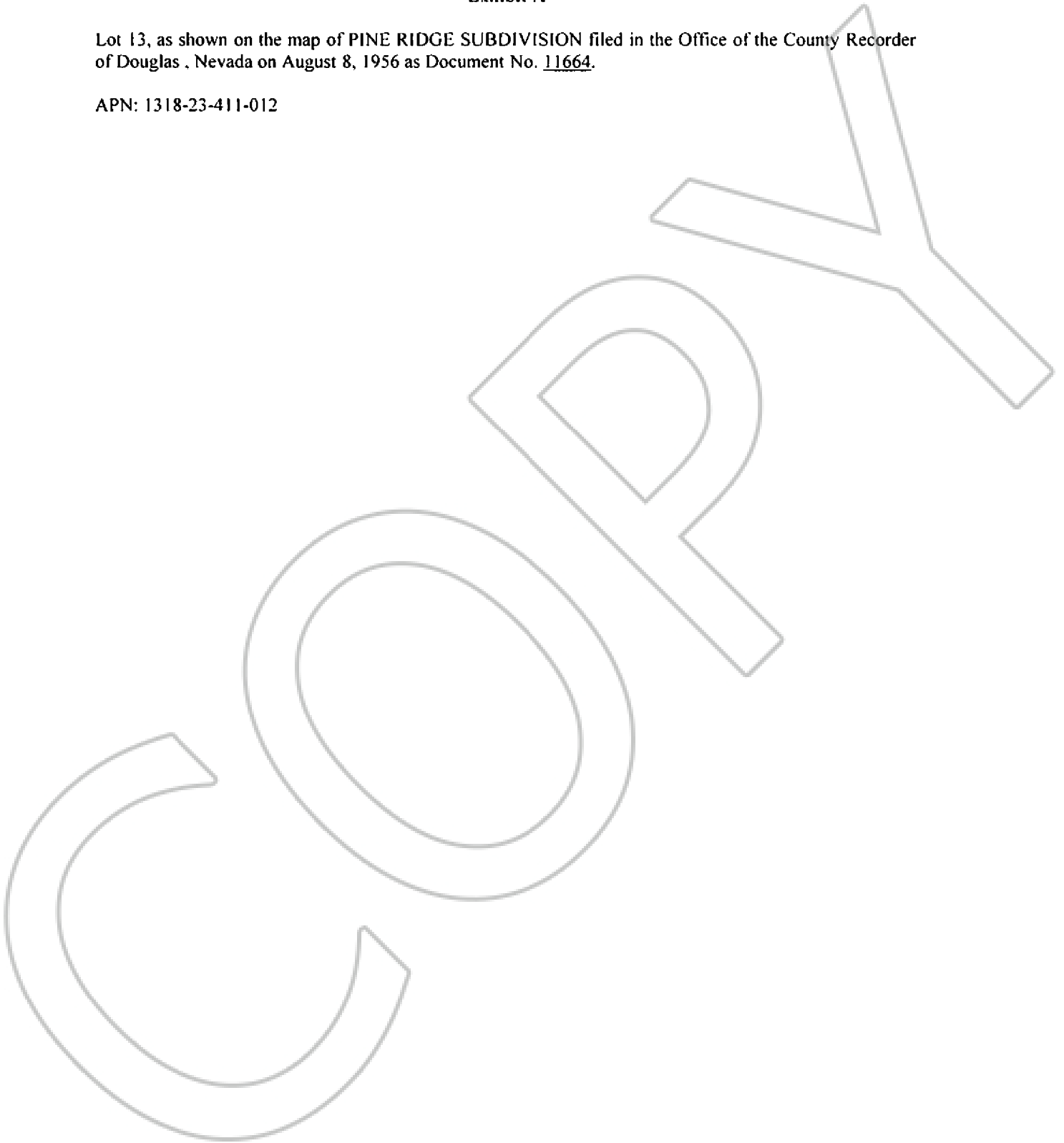


Exhibit A

Lot 13, as shown on the map of PINE RIDGE SUBDIVISION filed in the Office of the County Recorder of Douglas , Nevada on August 8, 1956 as Document No. 11664.

APN: 1318-23-411-012



Recording requested by
and when recorded mail to:

Bradley Living Trust 2018
Jeffrey Bradley, Trustee
269 South Beverly Drive #171
Beverly Hills, CA 90212

11000560-JL

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Power of Attorney
Tallac/Trust
APN#1318-23-411-012
March 27, 2019
Page 2 of 4

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This Irrevocable Limited Power-of-Attorney may be executed in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same agreement.

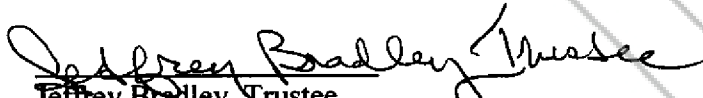
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Irrevocable Power-of-Attorney
Tallac/Trust
APN#1318-23-411-012
March 21, 2019
Page 3 of 4

IN WITNESS WHEREOF, the parties hereto have executed this Irrevocable Limited Power-of-Attorney effective as of date first set forth above.

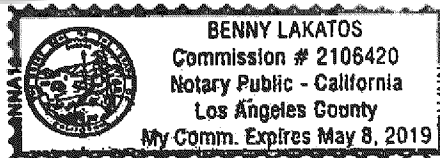
Bradley Living Trust 2018:


Jeffrey Bradley, Trustee

STATE OF CALIFORNIA SS.
COUNTY OF LOS ANGELES

On this 27 day of MARCH, 2019, before me, personally appeared JEFFREY BRADLEY-TRUSTEE, personally known to me, or proved to be to be, on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to be that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted executed then instrument.


Notary Public



Irrevocable Power-of-Attorney
Tallac/Trust
APN# 023-761-014
March __, 2019
Page 4 of 4

Tallac, LLC

Signed in concert in part
Connor Pipkin, Managing Member

(STATE OF _____)
)
COUNTY OF _____)

SS

On this _____ day of _____, 2019, before me, personally appeared _____, personally known to me, or proved to be to be, on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to be that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted executed the instrument.

Notary Public

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APN: 1318-23-411-012

