

DOUGLAS COUNTY, NV

**2020-954031**

Rec:\$40.00

\$40.00

Pgs=7

10/07/2020 11:19 AM

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

**RECORDING COVER PAGE**

**APN:** 1319-15-000-015  
1319-15-000-020  
1319-22-000-021  
1319-15-000-022  
1319-15-000-023  
1319-15-000-029  
1319-15-000-030  
1319-15-000-031  
1319-15-000-032

**Recording Requested by:**  
Wilson Title Services, LLC

**When Recorded Mail Tax Statements to:**  
OLCC Nevada, LLC  
8505 W. Irlo Bronson Mem. Hwy.  
Kissimmee, FL 34747

**When Recorded Mail to:**  
Wilson Title Services  
4045 S. Spencer Ave, Suite A62  
Las Vegas, NV 89119

**TITLE OF DOCUMENT:**

**UNIFORM STATUTORY DURABLE POWER OF ATTORNEY**

RECORDING REQUESTED BY  
JAMISON CHAPPEL & BEAUMONT

AND WHEN RECORDED MAIL TO:  
NAME: JAMISON CHAPPEL & BEAUMONT

STREET: PO BOX 517

CITY, STATE & ZIP: OAKHURST, CA 93644

2020016386

Rebecca Martinez  
Madera County Clerk-Recorder

07/16/2020 03:15 PM  
JAMISON CHAPPEL & BEAUMONT

Titles: 1 Pages: 5  
Fees: \$101.00  
Taxes: \$0.00  
Total: \$101.00



UNIFORM STATUTORY DURABLE POWER OF ATTORNEY  
(TITLE OF DOCUMENT)

The attached document is subject to the following Building Homes and Jobs Act fee exemption:

- Recorded concurrently "in connection with" OR is a transfer subject to the imposition of documentary transfer tax
- Recorded concurrently "in connection with" OR is a transfer of real property that is a residential dwelling to an owner-occupier
- The fee cap of \$225 has been reached on related, concurrent documents (same parties, same property)
- This document is not related to real property
- This document is executed or recorded by a state or local government entity.
- This document is executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act.

This page added to provide adequate space for recording information  
(Additional recording fee applies)

**UNIFORM STATUTORY DURABLE POWER OF ATTORNEY**

(California Probate Code Section 4401)

**NOTICE:** THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, PATRICIA BRADLEY, of 50566 Los Arboles Lane, Coarsegold, CA 93614, appoint MICHAEL H. BRADLEY, of 50566 Los Arboles Lane, Coarsegold, CA 93614, to act as my agent (attorney-in-fact) for me in any lawful way with respect to the subjects initialed below.

If MICHAEL H. BRADLEY is not willing or able to act as my agent, then CHRISTOPHER D. BRADLEY of 47752 Willow Pond Road, Coarsegold, CA 93614, is appointed to act as my agent (attorney-in-fact) for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- (A) Real property transactions.
- (B) Tangible personal property transactions.
- (C) Stock and bond transactions.
- (D) Commodity and option transactions.
- (E) Banking and other financial institution transactions.
- (F) Business operating transactions.

*Jamison & Chappel  
Attorneys at Law  
49430 Road 426, Suite F  
Oakhurst, CA 93644*

- \_\_\_\_\_ (G) Insurance and annuity transactions.
- \_\_\_\_\_ (H) Estate, trust, and other beneficiary transactions.
- \_\_\_\_\_ (I) Claims and litigation.
- \_\_\_\_\_ (J) Personal and family maintenance.
- \_\_\_\_\_ (K) Benefits from social security, Medicare, Medicaid, or other governmental programs, or civil or military service.
- \_\_\_\_\_ (L) Retirement plan transactions.
- (M) Tax matters.
- N (N) ALL OF THE POWERS LISTED ABOVE.

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

**SPECIAL INSTRUCTIONS:**

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

I give my attorney in fact the powers specified in this Power with the understanding that they will be used for my benefit and on my behalf and will be exercised only in a fiduciary capacity.

My attorney-in-fact is authorized to make gifts from my estate to any named beneficiary in that certain declaration of trust known as THE MICHAEL H. and PATRICIA BRADLEY FAMILY TRUST, 2000, dated February 26, 2000, or their issue at his/her discretion, and is also authorized to instruct the trustee of any trust established for the benefit of myself to make gifts, including but not limited to gifts necessary to qualify for MediCal and avoid post death reimbursement claims.

**UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.**

**This power of attorney will continue to be effective even though I become incapacitated.**

**STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.**

EXERCISE OF POWER OF ATTORNEY WHERE MORE THAN ONE AGENT DESIGNATED.

If I have designated more than one agent to act as co-agents, the co-agents are to act **SEPARATELY**. I have not appointed co-agents in this document.

IF YOU APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, WRITE THE WORD "SEPARATELY" IN THE BLANK SPACE ABOVE. IF YOU DO NOT INSERT ANY WORD IN THE BLANK SPACE, OR IF YOU INSERT THE WORD "JOINTLY", THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.

Revocation and Amendment: I revoke all prior Powers of Attorney that I may have executed and I retain the right to revoke or amend this document and to substitute other attorneys in fact in place of my attorney in fact. Amendments to this document shall be made in writing by me personally (not by my attorney in fact) and they shall be attached to the original of this document and recorded in the same county or counties as the original if the original is recorded.

Reliance by Third Parties: I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 5th day of October, 2017.

  
PATRICIA BRADLEY

Last four digits of SSN: 0261

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

L:\WILL-TRU\BradleyPat.DurPOA.wpd

Jamison & Chappel  
Attorneys at Law  
49430 Road 426, Suite F  
Oakhurst, CA 93644

NOTARIAL ACKNOWLEDGMENT

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.

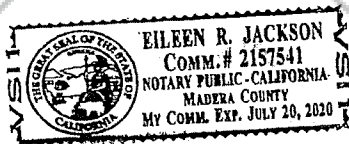
State of California )  
 )  
County of Madera ) ss.

On **October 5, 2017**, before me, **Eileen R. Jackson, Notary Public**, personally appeared **PATRICIA BRADLEY**, 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 she executed the same in her authorized capacity, and that by her 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.

  
\_\_\_\_\_  
Signature of Notary



[SEAL]

CO  
P  
Y

The foregoing instrument is a true and correct copy  
of the original on file/recorded in this office.

REBECCA MARTINEZ

COUNTY CLERK-RECORDER

COUNTY OF MADERA, STATE OF CALIFORNIA

By: 

Deputy

7/27/20  
Date

