

DOUGLAS COUNTY, NV **2021-966677**  
Rec:\$40.00  
\$40.00 Pgs=2 **04/30/2021 01:40 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-08-314-034
<b>File No.:</b>	1169336 WLD
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Walter Lee Roy Frazee	
35508 Country Park Dr.	
Wildomar, CA 92595	

### SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: THAT I, Walter Lee Roy Frazee have made, constituted, and appointed, and by these presents do make, constitute and appoint Valerie E. Witt as my true and lawful attorney for and in my name, place and stead, and for my use and benefit as follows, which shall pertain to the following described lands situated in the County of Douglas, State of Nevada, to wit:

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

Lot 85 in Block D, as set forth on that certain Final Map LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4, a Planned Unit Development, recorded in the office of the Douglas County Recorder on May 29, 2002, in Book 0502, Page 8960, as Document No. 543297.

Dated: April 26, 2021.

1. To exercise any or all of the following powers as to real property herein described, any interest therein and/or any building thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence and oil and/or mineral development; to sell, exchange grant or convey the same with or without warranty; to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of negotiable or nonnegotiable note or performance of any obligation or agreement;
2. To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action herein described: To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or nonnegotiable note or performance of any obligation or agreement;
3. To borrow money and to execute and deliver negotiable or nonnegotiable notes therefore with or without security; and to loan money and receive negotiable or nonnegotiable notes therefore with such security as he shall deem proper for the property herein described;
4. To receive any Notice of Right to Cancel under the Trust in Lending Act on my behalf, to modify or waive my right to rescind to pass without exercising such right to rescind, and to confirm that such right to rescind has not been exercised.
5. To sign, seal, execute, deliver and acknowledge such instruments in writing of whatever kind and nature as may be necessary or proper in the premises.

6. To receive and endorse check for net proceeds of loan or hypothecation of Note.
7. GIVING AND GRANTING unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the above stated premises, as fully to all intents and purposes as the signor might or could do if personally present, and hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done in the above stated premises by virtue of these presents.

IN WITNESS WHEREOF: Walter Lee Roy Frazee has/have hereunto set his/her/their hand(s) and seal on this .

Walter Lee Roy Frazee  
 Walter Lee Roy Frazee

State of CALIFORNIA )  
 ) ss  
 County of RIVERSIDE )

This instrument was acknowledged before me on the 21<sup>st</sup> day of April, 2021.

By: Walter Lee Roy Frazee

Signature: [Signature]  
 Notary Public

