

DOUGLAS COUNTY, NV

**2021-972242**

Rec:\$40.00

\$40.00 Pgs=4

**08/09/2021 02:46 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN No.: **1320-33-817-029**

Escrow No.: **21019142-ES**

Recording Requested By:  
First Centennial Title Company of Nevada  
896 W Nye Ln, Ste 104  
Carson City, NV 89703

When Recorded Return to:  
Surratt Law Firm  
Attn: Melissa Exline  
3705 Lakeside Dr  
Reno, NV 89509

Mail Tax Statements to:  
**Ronald R. Whiteley and Bobbi L. Whiteley,**  
**Trustees of Whiteley Family Trust dated May**  
**18th, 2016**  
**722 Pinto Circle**  
**Gardnerville, NV 89410**

SPACE ABOVE FOR RECORDERS USE

**DURABLE POWER OF ATTORNEY**

(Title of Document)

SPACE BELOW FOR RECORDER

## DURABLE POWER OF ATTORNEY

I, FRANK DAMIAN, appoint MELISSA L. EXLINE, ESQ., my true and lawful attorney-in-fact, (hereinafter referred to as 'agent') for me and in my name, to do any and all acts pertaining to the real estate transaction of the real property located at 1361 Brooke Way, Gardnerville, Nevada 89410, which I could do if personally present. This durable power of attorney becomes effective immediately when I sign it.

My agent shall act without bond.

My agent may perform for me and in my name and on my behalf any act in the management, supervision, care, and execution of the real estate transaction of the real property located at 1361 Brooke Way, Gardnerville, Nevada 89410, that I personally have authority to perform. My agent may exercise for me and in my name and on my behalf the powers enumerated below, which are intended to illustrate, and not to limit, the scope of this power. This power of attorney shall apply to the real property owned by me, whether title is held as sole owner, as a joint tenant, as a tenant in common, as grantor or trustee of a revocable living trust, or otherwise.

- A. DEEDS: My agent may sign, execute, deliver and acknowledge such deeds, deeds of trust, covenants, indentures, agreements, mortgages, pledge agreements, notes, receipts, checks, bills of exchange, evidence of debts, releases and satisfactions of mortgage debts, judgment debts and other debts.
- B. REAL ESTATE PROPERTY: My agent may sell, exchange, option, and convey my real property located at 1361 Brooke Way, Gardnerville, Nevada 89410; execute and deliver deeds of general warranty, with the customary covenants for such property; manage and control my real property located at 1361 Brooke Way, Gardnerville, Nevada 89410; settle, compromise, and adjust insurance claims.
- C. SEVERABILITY: The invalidity of a provision of this power of attorney shall not affect another provision.
- D. COMPENSATION: My agent shall be reimbursed for all reasonable costs and expenses actually incurred and paid under this power of attorney. My agent is entitled to compensation for services rendered under it.

THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY MY SUBSEQUENT  
DISABILITY, INCAPACITY, OR INCOMPETENCY.

I hereby declare that any act or thing lawfully done hereunder by my said agent shall be  
binding upon me, my heirs, legal representatives, personal representatives, and assigns.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of  
July, 2021, at the County of ALAMEDA, State of CALIFORNIA.

Frank Damian  
FRANK DAMIAN

**JURAT**

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.

On \_\_\_\_\_, 2021, before me, \_\_\_\_\_, Notary Public, personally appeared Frank Damian, who proved to me on the basis of satisfactory evidence to the person whose name is subscribed to the within instrument and acknowledged to 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.

\_\_\_\_\_  
NOTARY PUBLIC

*See attached certificates*

This instrument was drafted by  
Melissa L. Exline, Attorney-at-Law  
3705 Lakeside Drive, Reno, Nevada 89509

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 Alameda }

On July 28, 2021 before me, ALEX BLYAKHEROV, Notary Public  
(Here insert name and title of the officer)

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

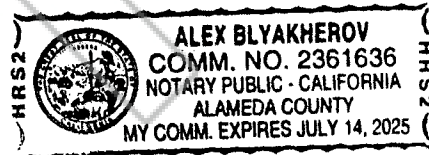
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Alexander*

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Durable Power of Attorney

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
 (Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.