

APN: 1318-03-212-062
Escrow No.: 21018482-DR

When Recorded Return to:
P.O. Box 1538
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDERS USE

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, Sandee Sands have made, constituted, and appointed, and by these presents do make, constitute and appoint Roger Sands my true and lawful Attorney in Fact for me and in my name, place and stead, and for my use and benefit as follows, which shall pertain to the following described lands situate in Douglas County, Nevada, to wit:

Lot 175, of Skyland Subdivision, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 24th, 1960, as Document No. 15653.

Assessors Parcel No.: 1318-03-212-062

Commonly known as: 133 Ponderosa Drive, Zephyr Cove, NV 89448

- 1) to exercise any of 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; and 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, ware 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 received 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 Truth in Lending Act on my behalf, to modify or waive my right to rescind, to exercise my right to rescind, to allow the period in which to exercise 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.

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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 signer 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.

THIS POWER OF ATTORNEY SHALL REMAIN IN EFFECT NOTWITHSTANDING ANY SUBSEQUENT DISABILITY OR MENTAL INCOMPETENCY OF THE PRINCIPAL.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL THIS 12th DAY OF September 2021.

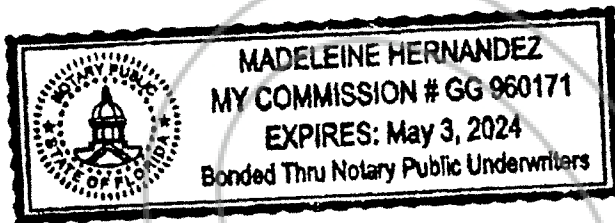
Sandee Sands

Sandee Sands

STATE OF ~~MISSISSIPPI~~ FLORIDA
COUNTY OF MIAMI-DADE

This instrument was acknowledged before me on September 12, 2021, by Sandee Sands.
She produced a United States Passport as identification.

Mahele Hernandez
NOTARY PUBLIC



Completed via Remote Online Notarization using 2 way Audio/Video technology.

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eSign Consent

Consumer Disclosure - Conducting business electronically, receiving electronic notices and disclosures, and signing documents electronically.

Please read the following information **before signing this consent and the following closing documents**. By proceeding forward and signing this document you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You understand electronic signatures are equivalent to traditional signatures, and equally binding. This electronic signature service is provided on behalf of clients, "requesting party," whom are sending electronic documents, notices, disclosures or requesting electronic signatures to you. If there is no third-party "requesting party," you are deemed the "requesting party". You are not required to sign documents electronically. If you prefer not to do so you may request to receive paper copies and withdraw your consent at any time as described below.

Paper Copies:

You are not required to receive notices or disclosures or sign documents electronically and may request paper copies of documents or disclosures if you prefer to do so. You also have the ability to download and print any open or signed documents sent to you through the electronic signature system. If you wish to receive paper copies in lieu of electronic documents, you may close this web browser and request paper copies from the "requesting party" by following the procedures outlined below. The "requesting party" may apply a charge for requesting paper copies.

Withdrawal of Consent:

You may withdraw your consent to receive electronic documents, notices or disclosures at any time. In order to withdraw consent, you must notify the "requesting party" that you wish to withdraw consent and to provide your future documents, notices, and disclosures in paper format. After withdrawing consent if at any point in the future you proceed forward and utilize the electronic signature system you are once again consenting to receive notices, disclosure, or documents electronically. You may withdraw consent to receive electronic notices and disclosures and optionally electronically signatures by following the procedures described below.

Scope of Consent:

You agree to receive electronic notices, disclosures, and electronic signature documents with all related and identified documents and disclosures provided over the course of your relationship with the "requesting party." You may at any point withdraw your consent by following the procedures described below.

Requesting paper copies, withdrawing consent, and updating contact information. You have the ability to download and print any documents we send to you through the electronic signature system. To request paper copies of documents or withdraw consent to conduct business electronically (i.e. receive documents, notices, or disclosures electronically or sign documents electronically) please contact the "requesting party" by telephone, postal mail, or by sending an email to the "requesting party" with the following subjects:

"Requesting Paper Copies" provide name, email, telephone number, postal address and document title.

"Withdraw Consent" provide name, email, date, telephone number, postal address.

"Update Contact Information" provide name, email, telephone number and postal address Any fees associated with requesting paper copies or withdrawing consent will be determined by the "requesting party."

Required hardware:

- Desktop or laptop computer
- Web camera

Required Software:

- Chrome or Firefox browser. Browsers must have cookies enabled.
- You will need an up to date pdf viewer, like Acrobat Reader to view signed documents.

Sandee Sands

Signature

9/12/2021

Date

Signature

Date