

A.P.N.: 1220-01-002-077

File No: 2630391

When Recorded Return to:
Helmut Huttenmayer
1840 Fish Springs Rd.
Gardnerville, NV 89410

POWER OF ATTORNEY
Specific

KNOW ALL PERSON BY THESE PRESENTS: That I, **Helmut Huttenmayer**, the undersigned (jointly and severally, if more than one) hereby make, constitute, and appoint **Sally Huttenmayer**, as my true and lawful Attorney for me and in my name, place and stead and for my use and benefit:

To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor together with the right and power to compromise or compound any claim or demand:

To exercise any or all of the following powers as to real property, 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 terms 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 a negotiable or non-negotiable note or performance of any obligation or agreement;

To borrow money and to execute and deliver negotiable or non-negotiable notes therefor with or without security; and to loan money and receive negotiable or non-negotiable notes therefor with such security as he/she shall deem proper;

To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein I am or may be trustor or beneficiary: to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension compromise, conversion, adjustment, enforcement or foreclose, singularly or in conjunction with others of any corporate stock, bond, note, debenture or other security; to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof;

To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver any deed, lease assignment of lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority, hypothecation, bottomry, charter-party, bill of lading, bill of sale, bill, bond, note, whether negotiable or non-negotiable, receipt, evidence of debt full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing or any kind or class as may be necessary or proper in the premises.

Regardless of any disability or incapacity occurring after making this Power of Attorney this Power of Attorney shall not be effective after **July 3, 2022** with respect to my real property as described:

The foregoing powers are limited to the real property described as:

1281 Jo Ln, Gardnerville, NV and any subdivision of said parcel See Exhibit "A" Attached Hereto and Made a Part hereof

GIVING AND GRANTING unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon my said Attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by me and wherever situate.

My Attorney is empowered hereby to determine in his/her sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by him/her pursuant hereto; and in the acquisition or disposition of real or personal property, my said Attorney shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Helmut Huttenmayer 6-17-21

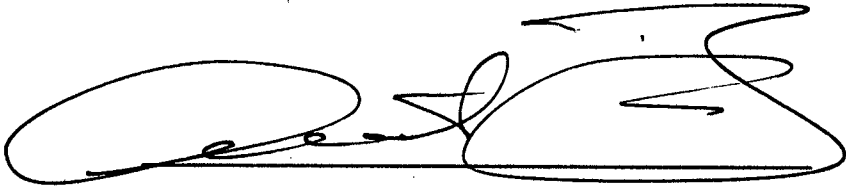
Helmut Huttenmayer

Date

STATE OF Nevada)
:SS
COUNTY OF Douglas)

This instrument was acknowledged before me on this;
17 day of JUNE, ~~2022~~ 2021
AB

By: Helmut Huttenmayer It: _____



Notary Public
(My commission expires: Sept. 6, 2022)



Austin Michael Buyak
18-3338-5
09.06.22

COPIES

EXHIBIT "A"

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

That portion of Section 1, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

Parcel 1 of Parcel Map No. 844154, Final Parcel Map LDA 13-008 for Helmut & Sally Huttenmayer, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 9, 2014, as Document No. 844154, Official Records, Douglas County, Nevada, excepting therefrom that portion conveyed by an instrument, recorded February 19, 2015, as Document No. 2015-857133, Official Records.

Said parcel being further described as follows:

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 12 North, Range 20 East, M.D.B. & M, in the County of Douglas, State of Nevada, being more particularly described as follows:

Being the portion of PARCEL 1 as said parcel is shown on the FINAL PARCEL MAP LDA 13-008 FOR HELMUT & SALLY HUTTENMAYER recorded in Book 614, Page 1614 as Document No. 844154 in the Official Records of said Douglas County described as follows:

Beginning at the Southwesterly corner of said PARCEL 1; thence Northerly along the Westerly line of said PARCEL 1, N. 00°00'05" W., 393.59 feet; thence N. 63°51'52" W., 223.16 feet to a point on the Southeasterly right-of-way line of JO LANE; thence Northeasterly along said Southeasterly right-of-way line, N. 47°46'55" E., 104.41 feet; thence N. 53° 31' 17" E., 731.72 feet; thence N. 60° 13' 07" E., 142.73 feet to the Northeasterly corner of said PARCEL 1; thence Southerly along the Easterly line of said PARCEL 1, S. 00° 00' 05" E., 1069.55 feet to the Southeasterly corner of said PARCEL 1; thence Westerly along the Southerly line of said PARCEL 1 N. 89°50'46" W., 385.03 feet to the Northeasterly corner of PARCEL 1-B-2 as said parcel is shown on the PARCEL MAP for KEVIN and SANDY SERGOTT recorded in Book 987, Page 3752 as Document No. 162929 in the Official Records of said Douglas County; thence N. 37° 07' 01" W., 2.51 feet; thence S. 89° 17' 17" W., 28.00 feet; thence N. 73° 55' 56" W., 18.97 feet; thence N. 83° 49' 21" W., 17.90 feet; thence N. 85° 21' 06" W., 21.80 feet; thence N. 88° 27' 22" W., 22.90 feet; thence S. 82° 57' 44" W., 18.50 feet; thence S. 49°19' 52" W., 4.65 feet; thence S. 16° 36' 07" W., 5.80 feet to a point on the Southerly line of said PARCEL 1; thence Westerly along said Southerly line N. 89° 50' 56" W., 70.50 feet to the Point of Beginning.

Together with a public utility easement, 5.00' in width, along all new parcel boundaries created by an Amended Deed, recorded on February 19, 2015 as Document No. 2015-857134. In addition, all existing 5.00' public utility easements along parcel boundaries and 7.50' public utility easements along road right-of-ways that are shown on Document No. 844154 are to remain in place.

The Basis of Bearings for this description is N. 89° 50; 46" W. for the Southerly line of PARCEL 1 and PARCEL 2, shown per the FINAL MAP LDA 13-008 for HELMUT and SALLY HUTTENMAYER, recorded in Book 614, Page 1614, as Document No. 844154, Official Records of Douglas County.

Also shown as lot 1A on that certain Record of Survey to support a boundary line adjustment for Helmut & Sally Huttenmayer and Kenneth A. & Lana E. Moore, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 19, 2015, as Document No. 2015-857136.

NOTE: The above metes and bounds description appeared previously in that certain Amended Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 19, 2015, as Document No. 2015-857134 of Official Records.

**Assessor's Parcel Number(s):
1220-01-002-077**