

RECORDING REQUESTED BY:

Brandon Michael Flaherty

WHEN RECORDED MAIL TO:

596 Lucerne Way
South Lake Tahoe, CA

DOUGLAS COUNTY, NV

2021-977086

Rec:\$40.00

\$40.00

Pgs=2

11/16/2021 11:41 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

**POWER OF ATTORNEY
(SPECIAL)**

KNOW ALL PERSONS BY THESE PRESENTS: That Brandon Michael Flaherty hereinafter referred to as "Principal," of the County of El Dorado, State of California, do(es) appoint

Jennifer Marie Breiling his true and lawful Attorney. Said attorney is hereby authorized in Principal's name, and for Principal's use and benefit:

(A) to demand, sue for, collect, and receive all sums of money, debts, accounts, legacies, bequests, interests, dividends, annuities, and demands as are now or shall hereafter become due, owing, payable, or belonging to Principal, and to take all lawful means in the name of Principal for the recovery thereof and to compromise the same, and give satisfactions, releases or discharges for the same;

(B) to buy and sell land, make contracts of every kind relative to land, any interest therein or the possession thereof, and to take possession and exercise control over the use thereof;

(C) to buy, sell, exchange, mortgage, hypothecate, assign, transfer, and in any lawful manner deal in and with goods, wares and merchandise, choses in action, certificates or shares of capital stock, and other property in possession or in action, and to make, do and transact all and every kind of business of whatever nature;

(D) to execute, acknowledge and deliver contracts of sale, escrow instructions, deeds, leases (including both oil and gas and community oil and gas leases), assignments of leases, covenants, agreements, assignments of agreements, mortgages, assignments of mortgages, conveyances in trust to secure indebtedness or other obligations, and assign the beneficial interest thereunder, subordinations of liens or encumbrances, indemnities, bills of lading, bills, bonds, notes, receipts, evidences of debt, requests for partial or full reconveyances of deeds of trust, releases and satisfactions of mortgages, judgments, and other debts and other instruments in writing of whatever kind and nature, all upon such terms and conditions and under such covenants as said attorney(s) shall approve, for the special and limited purposes of:

Purchase of the following referenced property:


Description of Property: 963 Ranchview Circle, Indian Hills, Carson City, NV 89423
Parcel # 1420-18-510-010

GIVING AND GRANTING to said attorney(s) full power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as principal might or could do if personally present.

All that said attorney(s) shall lawfully do or cause to be done under the authority of this power of attorney is expressly approved, ratified and confirmed.

ACM
BMF

THIS POWER OF ATTORNEY AUTOMATICALLY EXPIRES ON 1/31/2022



Brandon Michael Flaherty

Dated: 9 October 2021

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 Georgia

County of MUSCOGEE

)
) ss.
)

On 17 October 2021 before me,
ALFRED C. MORGAN

Notary Public personally appeared Brandon Michael Flaherty

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.

SIGNATURE



Alfred Christopher Morgan
Notary Public
MUSCOGEE COUNTY, GEORGIA
My Commission Expires December 22, 2022