

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1133841

POWER OF ATTORNEY – SPECIFIC REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: That **MICHAEL A. KARR** (“grantor”), appoints **BETTY L. ATHERLEY as Attorney in Fact**, with respect to the real estate (also referred to herein as “the Property”) as described below:

The Land referred to herein below is situated in the County of DOUGLAS, State of NV, and is described as follows:

Lot 48 of Pinenut Subdivision Unit 1, filed in the Office of the County Recorder of Douglas County, State of Nevada on June 11, 1963, under File No. 22783.

Being the same property as conveyed from Paul J. Sunseri, a widower to Betty L. Atherley, an unmarried woman and Michael A. Karr, an unmarried man as joint tenants as set forth in Deed Instrument #2020- 956584 dated 11/05/2020, recorded 11/17/2020, DOUGLAS County, NEVADA.

Tax ID: 1220-12-310-045

Property Address: 1061 ARROYO DR., GARDNERVILLE, NV 89410

A. AUTHORIZATION TO ACT

Grantor authorizes and empowers the Attorney in Fact to do any of the following for grantor and in Grantor’s name, place, and stead:

1. To purchase, sell, lease, manage and/or encumber the Property upon such terms and conditions, and to or from such person or persons, as the Attorney may deem necessary, desirable or appropriate;
2. To borrow sums of money and/or assume or guarantee repayment of any indebtedness, and for the purpose of securing any indebtedness, to grant, assume or take subject to any mortgages on and/or security interests in the Property, all in such amounts and on such terms and conditions as the Attorney in Fact may deem necessary, desirable or appropriate;
3. To receive any sums payable to Grantor in connection with the purchase, sale, leasing managing, or encumbering of the Property, and to pay and satisfy, from the funds received or otherwise, any mortgages, liens, encumbrances, taxes, assessments, utility charges, attorneys' fees, brokerage commissions, repair costs, insurance costs, closing costs, or other expenses relating to the Property or to the exercise of the powers granted to the Attorney in Fact;
4. To collect, sue upon, defend against, release, compromise or adjust rentals and other claims or rights concerning the Property; and to execute, deliver and accept any purchase and sale contracts, deeds (with or without warranties of title), promissory notes, mortgages, guaranties, security agreements, land installment contracts, leases, financing statements, receipts, brokerage agreements, management contracts, closing statements, loan applications, truth-in-lending statements, lease amendments, subleases, releases, easements, licenses, and any and all other instruments as the Attorney in Fact may deem necessary, desirable or appropriate in connection with the purchase, sale leasing, managing or encumbering of the Property.

Grantor further grants to the Attorney in Fact, in the Attorney in Fact's sole discretion, full power and authority to do and perform everything that may be necessary, desirable or appropriate in connection with the foregoing, as fully, to all intents and purposes, as Grantor could do if personally present.

B. DURABILITY

This Power of Attorney in Fact shall not be affected by disability of the principal or lapse of time. It is Grantor's intention that the Attorney in Fact shall have all the powers stated above irrespective of any disability, incompetence or incapacity that Grantor may suffer at any time or times, whether or not the same shall be adjudicated by any court.

C. RATIFICATION

Grantor ratifies all that the Attorney in Fact shall lawfully do or cause to be done by virtue of this Power of Attorney, and Grantor declares that any act or thing unlawfully done by the Attorney in Fact pursuant to this Power of Attorney in Fact shall be binding on Grantor and Grantor's heirs, personal representatives, successors, and assigns, whether the same shall have been done before or after Grantor's death or other revocation of this instrument, unless and until notice has been received by the Attorney in Fact. Further, Grantor vests the Attorney in Fact with full power to name a substitute to act in the Attorney's place and stead, subject to the same terms, conditions and powers granted in this instrument.

D. GOVERNING LAW

This Power of Attorney shall be governed by and interpreted in accordance with the laws where the described Property is located.

E. ACCOUNTABILITY

Nothing contained in this Power of Attorney shall relieve the Attorney in Fact from proper accounting to Grantor or Grantor's estate, as the case may be, but persons dealing with the Attorney in Fact shall be under no duty to see that this is done.

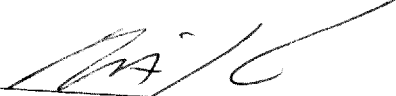
F. DEFINITIONS

As used throughout this Power of Attorney, the term "Attorney in Fact" shall refer to the person named above or to that Attorney in Fact's successor.

COOPER

**EXPIRATION: This Power of Attorney shall expire and shall be null, void and of no effect
At 5:00 p.m. on June 1, 2022.**

SIGNED this November 12 2021.


MICHAEL A. KARR

STATE OF Oklahoma
COUNTY OF Comanche

The foregoing instrument was acknowledged before me this November 12th
2021, by **MICHAEL A. KARR.**


NOTARY PUBLIC

Notary Public - State of Oklahoma
Jake W Meyers
Commission #21007938
Expires: June 15, 2025

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307,
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

Exhibit A

File No.: 1133841

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