

Recording Requested by

and when recorded mail to:

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The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.



KAREN ELLISON, RECORDER

SPRINGING DURABLE GENERAL POWER OF ATTORNEY

WARNING TO PERSON EXECUTING THIS DOCUMENT

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:

1. THIS DOCUMENT MAY PROVIDE THE PERSON YOU DESIGNATE AS YOUR ATTORNEY IN FACT WITH BROAD POWERS TO DISPOSE, SELL, CONVEY, AND ENCUMBER YOUR REAL AND PERSONAL PROPERTY.
2. THESE POWERS WILL EXIST FOR AN INDEFINITE PERIOD OF TIME UNLESS YOU LIMIT THEIR DURATION IN THIS DOCUMENT. THESE POWERS WILL COMMENCE UPON YOUR DISABILITY OR INCAPACITY, AND WILL CONTINUE TO EXIST NOTWITHSTANDING SUCH DISABILITY OR INCAPACITY.
3. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.

This durable power of attorney shall become effective only upon the incapacity of the undersigned principal. The undersigned shall conclusively be deemed incapacitated for purposes of this instrument when the agent receives certificates from two licensed physicians not related to either the principal or the agent by blood or marriage that the principal is incapable of managing the principal's financial or business affairs.

I, **STELLA SAIZ**, hereby revoke all prior powers of attorney over assets and appoint my husband, **PHILLIP ORTIZ SAIZ**, as my lawful attorney in fact, to act for me and in my place and stead. If my husband shall become unable or for any reason cease to act as my

agent under this durable power of attorney, then I appoint my daughter, **REBECCA FRIEDLINE**, as my attorney in fact. If my said daughter shall become unable or for any reason cease to act as my agent under this durable power of attorney, then I appoint my son, **KENNETH RAY ANNETT**, as my attorney in fact. No bond shall be required of these attorneys in fact nominated by me. This power of attorney shall become effective on the incapacity of the principal.

This power of attorney includes the following authority:

1. To ask for and demand, to compromise or compound, to collect and receive any sum of money, whether a debt, account, legacy, bequest, or interest, dividend, or annuity, belonging to or claimed by me, to use any lawful means of recovery by legal process or otherwise, and to execute and deliver a release on receipt;
2. To manage and control all partnership interests, whether as a general or limited partner, owned by the principal, and to execute all documents and instruments in that regard, to the extent that the agent's designation for such purposes does not violate the law or contravene any partnership or other agreement to which the principal is a party;
3. As to interests in real property: to contract for, purchase, receive, and take possession of the property and any evidence of title; to lease the property for any term or purpose, including, but not limited to, business, residential, or oil and gas or other mineral development; to sell or exchange the property with or without warranty; to transfer the property in trust; and to encumber the property to secure the payment of any obligation.
4. As to personal property, choses in action, and other property or interests: to contract for, buy, sell, exchange, transfer, and in any other legal manner to deal with the property; to transfer in trust; and to encumber the property to secure the payment of any obligation;
5. To borrow money and to execute negotiable or non-negotiable notes in exchange, with or without security; and to lend money and receive negotiable or non-negotiable notes in exchange, with such security as the attorney in fact deems proper;
6. To represent the principal in the principal's corporate interests; to vote stock, exercise stock rights, and accept and deal with dividends, distributions, or bonuses, to buy, sell, and trade in securities of any nature, including without limitation short sales on margin, and for such purposes to maintain and operate margin accounts with brokers and pledge any securities held or purchased by the attorney in fact with such brokers as securities for loans and advances made to the attorney in fact;
7. To prepare and file all income and other federal and state tax returns which the principal is required to file; to sign the principal's name; to hire preparers and advisors and pay for their services; the agent being specifically authorized to receive confidential

information, to receive checks in payment of any refund taxes, penalties, or interest;

8. To deposit in and draw on any checking, savings, or other financial depository institution, investment company, investment brokerage account, or other financial account of any nature that the principal may have in any banks, savings institutions, securities brokers, and commercial institutions, and to establish and terminate all such accounts, and to sign the principal's name to any checks to deposit or cash them;

9. To have access to all safe deposit boxes in the principal's name or to which the principal has the right of access; to open and close safe deposit boxes in the principal's name or for the principal's account;

10. To make additions or distributions and transfer assets to or from any and all trusts, revocable or irrevocable, of which the principal is a settlor, and to revoke, amend, or distribute from those trusts as becomes necessary for tax, Medicaid, or other reasons as is consistent with the testamentary intent of the principal;

11. To transact business of any kind and to execute and deliver any bill of lading, bill of sale, bond, note, evidence of debt, release, request for reconveyance, and any other instrument in writing necessary to the transaction of such business; and

12. To gift, consistently with the testamentary intent of the principal, to utilize the principal's annual exclusion amount and unified tax credit, or otherwise for the purposes of estate planning and tax avoidance.

13. To contribute to or withdraw from (including the whole thereof), and make tax elections and investment decisions, including but not limited to changing investments, fiduciaries, and trustees, of any and all retirement accounts, including but not limited to Keogh, IRA (all varieties) 401k, 403b, pension, profit-sharing, money purchase, defined benefit, or any other plan, and to receive all proceeds and act in all respects as if the attorney-in-fact is the principal.

14. To make any and all decisions regarding airmiles or the use of airmiles by third parties.

15. **MEDICAL RECORDS** (Health Insurance Portability and Accountability Act (HIPAA), Nevada Revised Statutes: Any person or entity, including, but not limited to, providers of health care, physicians, health-care professionals, dentists, health plans, hospitals, clinics, laboratories, pharmacies, pharmaceutical companies, the Medical Information Bureau Inc., or other health-care clearinghouse, and employees and contractors of these, may give, disclose, and release medical information to my attorney-in-fact, even before appointment as such, including, but not limited to, opinion letters about the trustor's incapacity, and all health information and medical records about past, present or future medical or mental health condition including, but not limited to, HIV/AIDS, sexually

transmitted diseases, mental illness, and drug or alcohol abuse. This authority has no expiration date unless revoked by me in writing and supersedes any prior agreement to restrict access to this information.

16. Generally to do, execute, and perform any and all other acts which in the opinion of the agent should be done, executed, or performed on behalf of the principal, as fully and effectively as the principal could do if personally present and competent to do so. The enumeration of specific items, acts, rights, or powers does not limit the general powers granted to the agent pursuant to this instrument.

The powers and authority hereby conferred on my attorney in fact are applicable to all real and personal property and interests now owned or hereafter acquired by me, wherever situated. The attorney in fact has full authority to determine the manner of carrying out the above mentioned in his or her discretion.

All acts done by the attorney in fact pursuant to this Springing Durable Power of Attorney during any period of incapacity of the principal shall have the same effect and inure to the benefit of, and bind, the principal and his or her successors in interest as if the principal were competent at the time. This durable power of attorney shall remain in full force and effect until revoked by me in writing.

Limitations on Agent's Authority

Notwithstanding anything in this instrument to the contrary, the agent is specifically not granted the following powers:

1. To use the principal's assets for the agent's own legal obligations, including but not limited to the support of the persons the agent is legally obligated to support;
2. To exercise any trustee powers under an irrevocable trust of which the agent is a settlor and the principal is a trustee; and
3. To exercise incidents of ownership over any life insurance policies that the principal owns on the agent's life.

Nomination of Guardian

In the event it becomes necessary for the appointment of a guardian of the person or estate of the principal, the principal hereby nominates the same persons in the same order as nominated for attorney-in-fact. No bond shall be required of any person nominated as a guardian herein.

On the appointment of a guardian of the principal's person or estate, this power of attorney shall terminate, and the agent shall deliver the assets of the principal under the

agent's control as directed by the guardian of the principal's estate.

Prior Designations Revoked

All prior designations of attorneys in fact for financial issues and designations of guardians, whether or not recorded in the public records.

IN WITNESS WHEREOF, this Springing Durable General Power of Attorney is made and dated January 19, 2022, at Carson City, Nevada.

Stella Saiz
STELLA SAIZ

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
CARSON CITY)

On this 19th day of January, in the year 2022, before me, a Notary Public, personally appeared STELLA SAIZ, personally known (or proved) to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the uses and purposes set forth therein.

WITNESS my hand and official seal.

Susan L. Price
NOTARY PUBLIC

