

APN: 1319-34-002-016  
Escrow No.: 22025867-DR

When Recorded Return to:  
First Centennial Title Company of Nevada  
896 W Nye Ln, Ste 104  
Carson City, NV 89703

SPACE ABOVE FOR RECORDERS USE

**SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That I, Shawn Flaherty have made, constituted, and appointed, and by these presents do make, constitute and appoint Veronica Flaherty 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:

Commonly known as: 205 Woodys Place, Gardnerville, NV 89460

- 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, chooses in action and other property is 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.

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.

SPACE BELOW FOR RECORDER

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

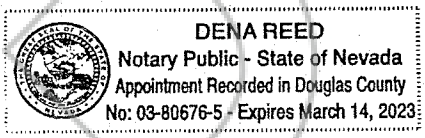
IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL THIS 4  
DAY OF FEBRUARY 2022.

BY: [Signature]  
Shawn Flaherty

STATE OF NEVADA  
COUNTY OF Douglas

This instrument was acknowledged before me on 2-4-22, by Shawn Flaherty

[Signature]  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER \_\_\_\_\_