

A.P.N. No.:	1220-16-101-011
File No.:	2035051 MB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Skylr Penna-Couttenye and Maura J. Penna	
9109 Casey Street	
GARDNERVILLE, NV 89400	

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: THAT I, Maura J. Penna have made, constituted, and appointed, and by these presents do make, constitute and appoint Skylr Penna-Couttenye as my true and lawful attorney for and in my name, place and stead, and for my use and benefit as follows, which shall pertain to the following described lands situated in the County of Douglas, State of Nevada, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Dated: June 26, 2023.

1. To exercise any or 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; 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, wares and merchandise, choses in action and other property in 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 receive 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 Trust in Lending Act on my behalf, to modify or waive 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.
6. To receive and endorse check for net proceeds of loan or hypothecation of Note.
7. 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 signor 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.

IN WITNESS WHEREOF: Brandi Alley has/have hereunto set his/her/their hand(s) and seal on this .

Maura J. Penna
Maura J. Penna

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 26th day of JUNE, 2023.

By: Maura J. Penna
Signature: Brandi Alley
Notary Public

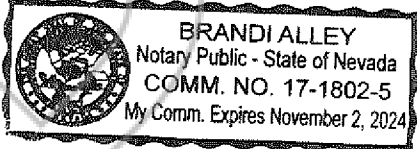


EXHIBIT "A" LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D. B. & M., PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 00° 11' 05" WEST ALONG THE WEST RIGHT OF WAY LINE OF TILLMAN LANE (RECORDED AS SOUTH 11' 05" EAST) BEING THE NORTH-SOUTH CENTERLINE OF SECTION 16, A DISTANCE OF 663.50 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DOUGLAS SORENSEN AND MILTON SORENSEN BY DEED RECORDED AUGUST 28, 1967, IN BOOK 52 OF OFFICIAL RECORDS, AT PAGE 501, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE WEST ALONG THE NORTH LINE OF THE PROPERTY CONVEYED TO SAID SORENSEN'S A DISTANCE OF 930.35 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ROBERT J. CASEY, ET UX, RECORDED APRIL 24, 1972, IN BOOK 99 OF OFFICIAL RECORDS AT PAGE 428, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE SOUTH 00° 11' 05" WEST ALONG THE WEST LINE OF SAID CASEY PROPERTY A DISTANCE OF 157.66 FEET TO THE SOUTHWEST CORNER THEREOF, THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 00° 11' 05" WEST A DISTANCE OF 157.66 FEET; THENCE EAST A DISTANCE OF 276.28 FEET TO A POINT IN THE WEST LINE OF THE PROPERTY CONVEYED TO STEPHEN J. LUCHETTI, ET AL, RECORDED SEPTEMBER 13, 1960, IN BOOK 70 OF OFFICIAL RECORDS AT PAGE 7, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE NORTH 00° 11' 05" EAST ALONG THE WEST LINE OF SAID LUCHETTI PROPERTY A DISTANCE OF 157.66 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE CASEY PROPERTY HIEREINBEFORE REFERRED TO; THENCE WEST ALONG THE SOUTH LINE OF SAID CASEY PROPERTY A DISTANCE OF 276.28 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, FOR A PUBLIC ROAD AND UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, PROCEED WEST, 25.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 0° 11' 05" WEST, 340.32 FEET, AND EAST 955.35 FEET, TO THE POINT OF TERMINATION WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF TILLMAN LANE AND BEARS SOUTH 0° 11' 05" WEST 1161.49 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D, B. & M.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 28, 2013 as Document No. 820780 of Official Records.