

DOUGLAS COUNTY, NV

2024-1004401

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01/31/2024 11:43 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

RECORDING COVER PAGE

APN: 1319-30-644-002

Recording Requested by:

Wilson Title Services, LLC

When Recorded Mail Tax Statements to:

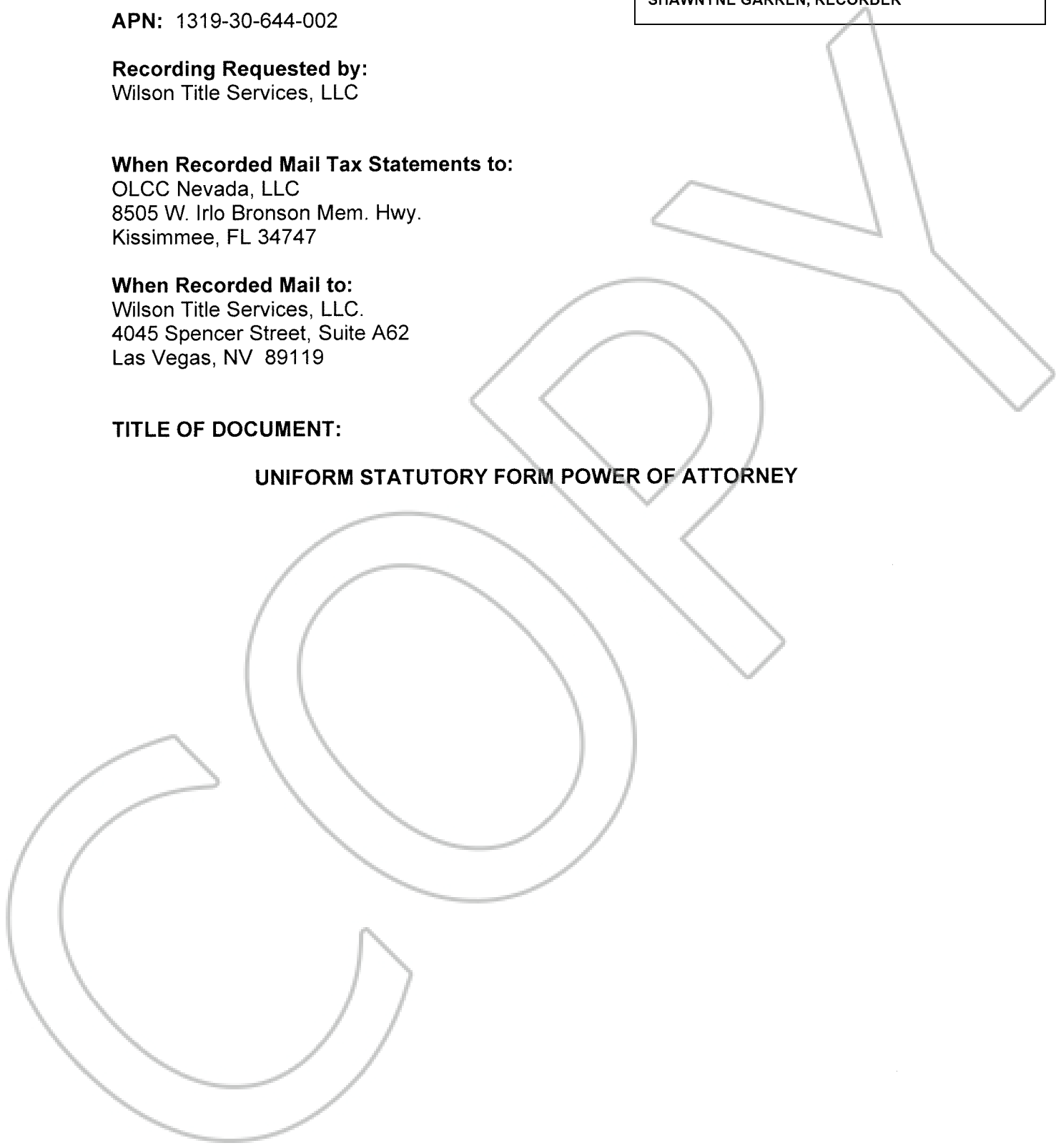
OLCC Nevada, LLC
8505 W. Irlo Bronson Mem. Hwy.
Kissimmee, FL 34747

When Recorded Mail to:

Wilson Title Services, LLC.
4045 Spencer Street, Suite A62
Las Vegas, NV 89119

TITLE OF DOCUMENT:

UNIFORM STATUTORY FORM POWER OF ATTORNEY



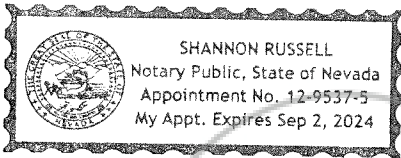
NEVADA COPY CERTIFICATION BY NOTARY
NRS 240.168

State of Nevada }
County of Douglas } ss.

I certify that this is a true and correct copy of a document in the possession of

Jeffrey Dickenson
Name of Person Who Presents the Document

Dated this 5 day of January 2024
Day Month Year



Place Notary Seal and/or Stamp Above

[Signature]
Signature of Notarial Officer

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Address Where Original is Kept: 1124 Kingstan Ln Gardnerville NV 89410

Capacity / Title Claimed by Presenter: agent

Title or Type of Original Document: Uniformed Statutory Form Power of Attorney

Original Document Date: 12/23/2021 Number of Pages: 6

Signer(s) or Issuing Agency: Jeffrey Dickenson

UNIFORM STATUTORY FORM POWER OF ATTORNEY
(California Probate Code Section 4401)

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). THE POWERS LISTED IN THIS DOCUMENT DO NOT INCLUDE ALL POWERS THAT ARE AVAILABLE UNDER THE PROBATE CODE. ADDITIONAL POWERS AVAILABLE UNDER THE PROBATE CODE MAY BE ADDED BY SPECIFICALLY LISTING THEM UNDER THE SPECIAL INSTRUCTIONS SECTION OF THIS DOCUMENT. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, **RAQUEL MARIA DICKENSON**, residing at 13507 Wentworth Street, Arleta, CA 91331, hereby revoke all prior appointments of agents (attorneys-in-fact), if any, and appoint **JEFFREY A. DICKENSON**, residing at 1124 Kingston Ln., Gardnerville, NV 89460, or, if **JEFFREY A. DICKENSON** is unable or unwilling to act, I appoint **ELIZABETH DICKENSON**, residing at 1124 Kingston Ln., Gardnerville, NV 89460, as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

- _____ (A) Real property transactions
- _____ (B) Tangible personal property transactions
- _____ (C) Stock and bond transactions
- _____ (D) Commodity and option transactions
- _____ (E) Banking and other financial institution transactions
- _____ (F) Business operating transactions
- _____ (G) Insurance and annuity transactions
- _____ (H) Estate, trust and other beneficiary transactions
- _____ (I) Claims and litigation

- _____ (J) Personal and family maintenance
- _____ (K) Benefits from social security, medicare, medicaid, or other governmental programs, or civil or military service
- _____ (L) Retirement plan transactions
- _____ (M) Tax matters
- and* _____ (N) ALL OF THE POWERS LISTED ABOVE

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

SPECIAL INSTRUCTIONS:

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

1. **ADDITIONAL POWERS.** I hereby grant my agent the following additional powers:

(a) **DIGITAL ASSETS.** To exercise the maximum authority and powers permitted under relevant federal and state law over any Digital Asset, including, without limitation, the power to access and control any Digital Asset owned by me or to which I had access during my life, it being my intention that this Article state my express consent and authorization under the Electronic Communications Privacy Act of 1986, the Computer Fraud and Abuse Act of 1986 and all other state and federal data privacy and relevant criminal laws to allow the executor to exercise the powers regarding my Digital Assets described in this Article. For purposes of this instrument, "Digital Asset" means (i) any electronic communication and its contents or any other information, including a contract right, that is created, generated, sent, communicated, received, or stored by electronic means on an electronic device that can receive, store, process or send digital information, and (ii) an electronic system for creating, generating, sending, receiving, storing, displaying, or processing any electronic communication and its contents or any such information described in (i);

(b) **MAKE GIFTS.** To make gifts, grants or other transfers without consideration to or for the benefit of any one or more of my descendants, my spouse, or a charitable institution, either outright or in trust, including the forgiveness of indebtedness and the completion of any charitable pledges I may have made; to make payments for the college and post graduate tuition and medical care of any descendant of mine, to consent to the splitting of gifts under Internal Revenue Code §2513, or successor sections thereto, if my spouse makes gifts to any one or more of my descendants or to a charitable institution, and to pay any gift tax that may arise by reason of such gifts; provided, however, that my agent shall not have the power to make any gifts to or for my agent's benefit, but, instead, the next successor named above shall have the power to make gifts to or for your benefit;

(c) **DISCLAIM, RENOUNCE, AND ASSIGN INTERESTS.** To disclaim, renounce, or assign any gift, inheritance, bequest or right of succession, with or without

consideration;

(d) **DEAL WITH TRUSTS.** To establish any trust with my assets for my benefit or for the benefit of any other person upon such terms as may be necessary or proper, to transfer any asset in which I have an interest to such trust or to any trust that I may have previously created, and to exercise (in whole or in part), release, or let lapse any power I may have under any trust whether or not created by me, including any power of appointment, amendment, revocation, termination or withdrawal;

(e) **BENEFICIARY DESIGNATIONS.** To designate or change the designation of beneficiaries to receive any property, benefit or contract right on my death;

(f) **SURVIVORSHIP INTERESTS.** To create or change survivorship interests in my property or in property in which I may have an interest;

2. **LIMITATIONS ON POWERS.** Despite any other provision of this instrument to the contrary, no power granted herein shall be exercisable in a manner that would cause the agent named hereunder to possess a general power of appointment under Internal Revenue Code Sections 2041 or 2514 with regard to any of my assets;

3. **POWERS EFFECTIVE ON INCAPACITY.** The powers granted to you in this document shall be effective only upon my disability or incapacity. My disability or incapacity shall be determined by a physician based upon an examination, and the physician's certification that I have become unable to prudently act on my own behalf by reason of accident, physical or mental illness, progressive or intermittent physical or mental deterioration, or other similar cause.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This power of attorney will continue to be effective even though I become incapacitated.

~~STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.~~

**EXERCISE OF POWER OF ATTORNEY WHERE
MORE THAN ONE AGENT DESIGNATED**

If I have designated more than one agent, the agents are to act _____.

IF YOU APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, WRITE THE WORD "SEPARATELY" IN THE BLANK SPACE ABOVE. IF YOU DO NOT INSERT ANY WORD IN THE BLANK SPACE, OR IF YOU INSERT THE WORD "JOINTLY", THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 23 day of December, 2021.

Raquel Maria Dickenson
(your signature)

State of California, County of Los Angeles

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

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.

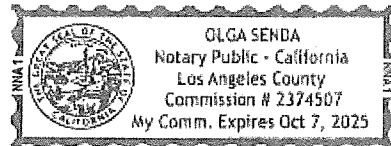
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On December 23, 2021, before me, Olga Senda, Notary Public, a Notary Public, personally appeared RAQUEL MARIA DICKENSON, who 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 in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

Olga Senda
Signature



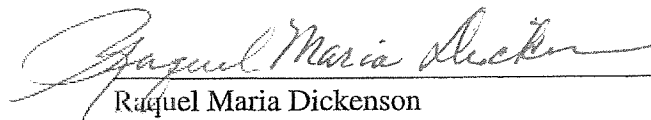
[SEAL]

“Exhibit A”

Notice to Person Executing Durable Power of Attorney

A durable power of attorney is an important legal document. By signing the durable power of attorney, you are authorizing another person to act for you, the principal. Before you sign this durable power of attorney, you should know these important facts:

1. Your agent (attorney-in-fact) has no duty to act unless you and your agent agree otherwise in writing.
2. This document gives your agent the powers to manage, dispose of, sell, and convey your real and personal property, and to use your property as security if your agent borrows money on your behalf. This document does not give your agent the power to accept or receive any of your property, in trust or otherwise, as a gift, unless you specifically authorize the agent to accept or receive a gift.
3. Your agent will have the right to receive reasonable payment for services provided under this durable power of attorney unless you provide otherwise in this power of attorney.
4. The powers you give your agent will continue to exist for your entire lifetime, unless you state that the durable power of attorney will last for a shorter period of time or unless you otherwise terminate the durable power of attorney. The powers you give your agent in this durable power of attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property.
5. You can amend or change this durable power of attorney only by executing a new durable power of attorney or by executing an amendment through the same formalities as an original. You have the right to revoke or terminate this durable power of attorney at any time, so long as you are competent.
6. This durable power of attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. If it is signed by two witnesses, they must witness either (1) the signing of the power of attorney or (2) the principal's signing or acknowledgment of his or her signature. A durable power of attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.
7. You should read this durable power of attorney carefully. When effective, this durable power of attorney will give your agent the right to deal with property that you now have or might acquire in the future. The durable power of attorney is important to you. If you do not understand the durable power of attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.



Raquel Maria Dickenson

Notice to Person Accepting the Appointment as Attorney-in-Fact

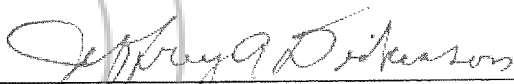
By acting or agreeing to act as the agent (attorney-in-fact) under this power of attorney you assume the fiduciary and other legal responsibilities of an agent. These responsibilities include:

1. The legal duty to act solely in the interest of the principal and to avoid conflicts of interest.
2. The legal duty to keep the principal's property separate and distinct from any other property owned or controlled by you.

You may not transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this power of attorney specifically authorizes you to transfer property to yourself or accept a gift of the principal's property. If you transfer the principal's property to yourself without specific authorization in the power of attorney, you may be prosecuted for fraud and/or embezzlement. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may also be sued in civil court.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the agent (attorney-in-fact) under the terms of this power of attorney.

Date: DEC. 23, 2021



Jeffrey A. Dickenson, attorney-in-fact