

**178880**

## **DURABLE GENERAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**, that I, Jeanette Baumann, the undersigned Principal, Elko, Nevada 89801, do hereby make, constitute, and appoint James Baumann, of Eureka City, Nevada, my true and lawful attorney in fact (Agent) for me and in my name, place, and stead, and on my behalf, and for my use and benefit, to do everything as my Agent that I can, including, without limitation, the following:

1. On all checks (including Social Security and other Government), certificates of deposit and other instruments made payable to me; pay all of my bills and other obligations lawfully due; receive all payments made payable to me; withdraw funds from, and write checks upon, all accounts that I now or hereafter have at all financial institutions, or otherwise; make deposits into any of all accounts that I now or hereafter have at all financial institutions, or otherwise and open accounts in my name at banks or otherwise.

2. Operate all my safe deposit boxes that I now or hereafter have at all financial institutions, otherwise.

3. Execute, pay and file all tax returns for me.

4. Hire necessary professionals and consultants.

5. Purchase medical insurance for me.

6. Receive all documents and information that would otherwise be confidential and disclose only to me.

7. Appoint a special or general guardian for me or my estate if and when necessary.

8. Execute and file all necessary applications, including those for social security, retirement benefits, IRAs, Medicare, Medicaid, and medical insurance.

9. Buy, sell, convey, exchange and invest all of my assets, including all real and personal property that now or hereafter own any interest in.

10. Lend and borrow money on any terms deemed appropriate by my Agent.

11. Substitute and appoint another agent under this Power of Attorney with same or more limited powers.

12. Disclaim, either in whole or in part, any interest or power otherwise passing to me by Will, estate succession or lifetime transfer.

**BOOK 351 PAGE 006**

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ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

**BOOK 351 PAGE 043**

13. I make gifts of any kind in any amount to any persons, including gifts to my Agent; *provided however*, that the aggregate of all gifts to any one donee (other than a charitable donee) in a one year shall not exceed federal gift tax annual exclusion for the year in which the gifts are made, or five percent (5%) of the property subject to this power, whichever is greater.

14. I exercise or perform any act, power, duty, right, or obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform, connection with, arising from, or relating to any person, item, transaction, thing, business property, real or personal, tangible or intangible, or matter whatsoever.

15. I request, ask, demand, sue for, recover, collect, receive, and hold and possess all such sums of money, debts, dues, commercial paper, drafts, accounts, deposits, legacies, bequests, deeds, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, any and all documents of title, choses in action, personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by, or due, owing, payable, or belonging to, me or in which I have or may hereafter acquire interest, to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute, and deliver for me, on my behalf, and in my name, all indorsements, acquittances, releases, receipts, or other sufficient discharges of the same.

16. I lease, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any real or personal property whatsoever, tangible or intangible, or interest thereon, on such terms and conditions, and under such covenants, as said attorney in fact shall deem proper, including the real property described on Exhibit "A" hereto.

17. I maintain, repair, improve, insure, rent, lease, subject to liens, mortgage, subject to deeds of trust, and hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, for me, in my behalf, and in my name and under such terms and conditions and under such covenants, as said attorney in fact shall deem proper.

18. I make, receive, sign, indorse, execute, acknowledge, deliver, and possess such other applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, documents of title, bills, bonds, debentures, checks, drafts, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and

loan or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

19. I conduct, engage in, and transact any and all other lawful business and transactions of whatever nature or kind for me, on my behalf, and in my name.

This power of attorney is subject to the following terms and conditions:

1. I grant to my Agent full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Agent, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

2. This instrument is to be construed and interpreted as a general power of attorney. The enumeration of specific items, rights, acts, or powers herein is not intended to, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to my Agent.

3. This power of attorney shall not become stale by passage of time or nonuse, and recordation shall not be necessary to its effectiveness. In particular, I direct all title companies to retain this power of attorney unless and until they have actual notice of its revocation or termination no matter how much time has elapsed since the execution of this power of attorney.

4. This power of attorney is intended to be valid in, and exercisable in all states and countries.

5. The rights, powers, and authority of my Agent herein granted shall commence and be in full force and effect on date hereof, and such rights, powers, and authority shall remain full force and effect thereafter until written notice of termination or death.

6. Any action taken in good faith pursuant to the foregoing authority after my death, but without actual knowledge of it, shall likewise be binding upon my heirs, executors and administrators.

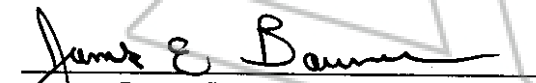
7. This Power of Attorney shall not be affected by my subsequent disability or incapacity, whether temporary or permanent.

IN WNESS WHEREOF, I have hereunto set my hand this 13<sup>th</sup> day of  
November, 1997.

  
Jeannette Baumann

**ACCEPTANCE**

I hereby accept the foregoing appointment as Agent for the above principal upon  
all of the stated terms and conditions.

  
James Baumann

BOOK 35 | PAGE 009

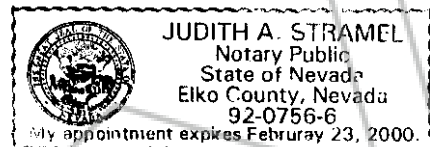
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ATTORNEYS AT LAW  
442 Court St.  
ELKO, NEVADA 89801

BOOK 35 | PAGE 046

STATE OF NEVADA )  
 ) ss.  
COUNTY OF ELKO )

On November 13, 1997, appeared before me, a Notary Public, Jeannette Baumann, personally own (or proved) to me to be the person whose name is subscribed to the above instrument to acknowledged that she executed the above instrument.

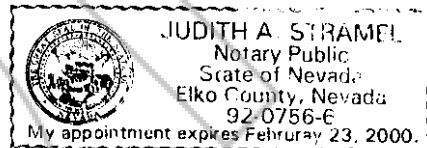
*Judith A. Stramel*  
NOTARY PUBLIC



STATE OF NEVADA )  
 ) ss.  
COUNTY OF ELKO )

On November 13, 1997, appeared before me, a Notary Public, James Baumann, personally own (or proved) to me to be the person whose name is subscribed to the above instrument to acknowledged that he executed the above instrument.

*Judith A. Stramel*  
NOTARY PUBLIC



November 13, 1997

BOOK 351 PAGE 47

BOOK 351 PAGE 043  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Marvel & Comp. Ltd.*  
02 OCT 11 1:09  
ELKO COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. **178880**  
FEES \$18.00  
BOOK 351 PAGE 10

BOOK 351 PAGE 006  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Vera Baumann*  
02 OCT -8 AM 8:25  
ELKO COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. **178865**  
FEES \$18.00

WILSON AND BARROWS, LTD.  
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ELKO, NEVADA 89801