

DOC # 0209855

06/06/2007

10:45 AM

Official Record

Recording requested By
NORMAN PANNING

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$44.00 Page 1 of 6
RPTT: \$175.50 Recorded By: FES
Book- 0458 Page- 0317



0209855

APN:

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of Oct, A.D. 2006, by and between JUNE M. ESPEN a single woman, as Grantor, and NORMAN and ADELL PANNING, husband and wife, as community property with full rights of survivorship, whose address is P.O. Box 211045, Crescent Valley, NV 89821, as Grantee,

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00), lawful money of the United States of America, and other valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee, his or her heirs and assigns, forever, all of Grantor's right, title, interest and estate in and to the certain real property situate in the County of Humboldt, State of Nevada, and particularly described as follows, to-wit:

Lot 8, Block 39 Crescent Valley Ranch and Farms Unit I, as recorded in the County of Eureka, State of Nevada

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging, and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all singular, the said premises, together with the appurtenances, unto the said Grantee, as community property with full rights of survivorship his or her heirs, and assigns, forever.

IN WITNESS WHEREOF, the Grantor caused this instrument to be executed the day and year in this instrument first above written.

STATE OF North Dakota)

COUNTY OF Mercer) :ss

On this 16 day of Oct, A.D. 2006, personally appeared before me, a Notary Public, JUNE M. ESPEN, who acknowledges that she executed the above instrument.

RETURN TO:

Norman and Adell Panning
P O. Box 211045, Crescent Valley, NV 89821

June M. Espen
JUNE M. ESPEN
by Allison K. Heggen
attorney-in-fact

Alison K. Heggen
NOTARY PUBLIC

My commission expires:
12/12/2007

GENERAL DURABLE POWER OF ATTORNEY

I, **JUNE M. ESPEN**, the principal, whose address is 509 Central Avenue North, Beulah, North Dakota 58523, designate my daughter, **ALLISON K. HOFFER**, whose post office address is 508 19TH Street NE, Beulah, North Dakota 58523, my attorney in fact and agent (hereinafter called agent) in my name and for my benefit:

A. General Grant of Power: To exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers. I grant to my agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, hereby ratifying and confirming all that my agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted.

1. **Powers of Collection and Payment.** To forgive, request, demand, recover, collect, receive, or hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interest, stock certificates, bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, social security, insurance or other benefits and proceeds, all documents of title, all property, real or personal, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to me or in which I have or may hereafter acquire an interest; to have, use, and take by all lawful and equitable means and legal remedies and proceedings (including foreclosures, cancellations, and any proceeding permitted by law) in my name for the collection and recovery thereof, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;
2. **Power to Acquire and Sell.** To acquire, purchase, exchange, grant options to sell, and sell and convey real property, including my homestead, or personal property, tangible or intangible, or interests therein, on such terms and conditions as my agent shall deem proper;
3. **Management Powers.** To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, in my name and for my benefit, upon such terms and conditions as my agent shall deem proper;
4. **Banking Powers.** To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the



rights and powers herein granted;

5. **Motor Vehicles.** To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;
6. **Business Interests.** To conduct or participate in any lawful business of whatever nature for me and in my name; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business; elect or employ officers, directors and agents; carry out the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options;
7. **Tax Powers.** To prepare, sign and file joint or separate income tax returns or declarations of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts made by me for any year or years; to consent to any gift and to utilize any gift-splitting provision or other tax election; and to prepare, sign and file any claims for refund of any tax;
8. **Safe Deposit Boxes.** To have access at any time or times to any safe deposit box rented by me, wherever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my agent to exercise this power;
9. **Instruments.** To sign, seal, execute and deliver all instruments in writing of whatever kind and nature as may be necessary and proper;
10. **Securities.** To purchase United States treasury bills, bonds, certificates, notes, and FDIC insured certificates of deposit; to invest in and reinvest in securities of all kinds, bonds, debentures, stocks of corporations regardless of class, without being limited by any statute or rule of law concerning investments by fiduciaries; to sell (including short sales) and terminate any investments whether made by me or my Agent; to establish, utilize and terminate savings and money market accounts with financial institutions of all kinds, and to establish, utilize and terminate accounts with securities brokers;
11. **Trusts.** To create or establish trusts for my sole benefit during my lifetime, to be distributed to the beneficiaries provided in my Last Will and Testament. If such has not been provided in my Last Will and Testament, then in equal shares to my children upon my death, with the share of any deceased child of mine going to his lawful descendants by right of representation, to amend or revoke any trust



agreement heretofore established by me, and to fund any trust;

12. **Insurance.** To purchase life and health and other forms of insurance and to exercise all rights to convert and modify existing insurance policies including the power to borrow against cash values of any policy;
13. **Gifts.** To embark upon or continue any program of gifts to my children and their issue and to make transfers in furtherance of any plan or pattern of gifts. In addition, I grant to my agent the power to gift to him/herself and that my agent may self deal without any duty to notify me;
14. **Disclaimer.** To disclaim or renounce, in whole or in part, any assets, benefit or interests which would, for the disclaimer, vest in me, even if the disclaimer constitutes a gift on my behalf;
15. **Expenses.** To pay for medical, legal, hospital, nursing care, support and maintenance expenses;
16. **Social Security Administration Powers.** My said attorney in fact shall have access to any or all information, reports or records in the possession of the Social Security Administration and shall have authority to make all decisions for me and on my behalf and, complete applications, receive and appeal notices; examine, copy and discuss all reports and records including those concerning my medical history, examinations and findings, diagnosis, prognosis, treatment rendered and opinion as to my physical and/or psychological condition;
17. **Miscellaneous.** To enter into and carry out contracts, notes, chattel mortgages and other engagements relating to agriculture, with the Commodity Credit Corporation, Farm Services Agency, and the Secretary of Agriculture of the United States of America, or any other officer or agency of the federal or state governments or any corporation organized thereunder; to enter into acreage reduction agreements; to make soil conservation commitments; and, in general, to do all acts necessary to cooperate with any governmental agricultural program and to participate in and receive all payments and other benefits and proceeds thereunder.

B. **Interpretation and Governing Law.** This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my agent. This instrument is executed in the State of North Dakota, and the law of the State of North Dakota shall govern all questions as to the validity of this power and the construction of its provisions.

C. **Third-Party Reliance.** Third parties may rely upon the representations of my agent as to all matters relating to any power granted to my agent, and no person who may act in



reliance upon the representations of my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.

- D. **Disability of Principal.** This General Power of Attorney shall not be affected by my disability.
- E. **Guardian or Conservator.** If it becomes necessary to appoint a guardian of my person or a conservator of my estate, I nominate my agent to serve in this capacity.
- F. **Misconduct.** My agent shall not be liable to me or my heirs or assigns for any action taken or omitted in good faith, but shall be liable for any wilful misconduct or gross negligence.
- G. **Form.** My agent shall use the following form when signing on my behalf pursuant to this General Durable Power of Attorney:
- "JUNE M. ESPEN, BY ALLISON K. HOFFER, ATTORNEY IN FACT"**
- H. **Notice.** I understand that this General Durable Power of Attorney is an important legal document. Before executing this instrument, I was informed that: 1) it provides my agent with broad powers to dispose of, sell, convey and encumber my real and personal property; 2) that the powers granted in this document will exist unless I limit their duration by the terms thereof; and, 3) that I have the right to revoke or terminate this General Durable Power of Attorney at any time.
- I. **Alternate.** I do further provide that in the event of the death, or disability of **ALLISON K. HOFFER**, or if she is unable to act for any other reason, then I provide for the appointment of my son, **NEIL A. ESPEN**, whose post office address is P.O. Box 3, Zap, North Dakota 58580, to act under this Power of Attorney. He is to have all such powers as are enumerated herein, but is to exercise them only upon the death, disability, or inability of **ALLISON K. HOFFER** to act for any reason.

IN WITNESS WHEREOF I have executed this General Durable Power of Attorney and photographic copies of this power shall have the same force and effect as the original.

DATED at Beulah, North Dakota, this 22 day of March, 2006.



JUNE M. ESPEN

STATE OF NORTH DAKOTA)
)ss
COUNTY OF MERCER)

On this 22 day of March, 2006, before me, a Notary Public, personally appeared **JUNE M. ESPEN**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

LINDA L. CZYWCZYNSKI
Notary Public, State of North Dakota
My Commission Expires Dec. 5, 2007

Linda L. Czychynski

NOTARY PUBLIC
MERCER COUNTY, NORTH DAKOTA

My commission expires: 12/5/07.

SOLEM LAW OFFICE
109 CENTRAL AVE. S.
P.O. BOX 249
BEULAH, ND 58523
PH. (701) 873-5555
FAX (701) 873-4958
e-mail: beulaw@westriv.com

STATE OF NEVADA DECLARATION OF VALUE

DOC # DV-209855

06/06/2007

10:45 AM

Official Record

1. Assessor Parcel Number (s)

a) 2-056-12
b) _____
c) _____
d) _____

FO
Oc
Bc
Da
NoRecording requested By
NORMAN PANNING

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$44.00
Recorded By: FES RPTT: \$175.50

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2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Fam Res
c) ☐ Condo/Townhse d) ☐ 2-4 Plex
e) ☐ Apt Bldg f) ☐ Comm/Indl
g) ☐ Agricultural h) ☒ Mobile Home
i) ☐ Other

3. Total Value/Sales Price of Property:

\$ 45,000.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 175.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Adell Panning Capacity Buyer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Adell Panning
Address: PO Box 211045
City: Crescent Valley
State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)