

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:  
Beulah J. Lang  
6600 Shady Lake Lane  
Loomis, CA 95746**

EUREKA COUNTY, NV      **2021-246472**  
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LISA HOEHNE, CLERK RECORDER

**LIMITED DURABLE POWER OF ATTORNEY  
FOR BEULAH J. LANG**

**WARNING TO PERSON EXECUTING THIS DOCUMENT:**

**THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY THAT BECOMES EFFECTIVE ON YOUR INCAPACITY AS HEREAFTER SET FORTH. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:**

**1. THIS DOCUMENT MAY PROVIDE THE PERSON YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT WITH BROAD POWERS TO DISPOSE, SELL, CONVEY, AND ENCUMBER YOUR REAL AND PERSONAL PROPERTY.**

**2. THESE POWERS WILL EXIST FOR AN INDEFINITE PERIOD OF TIME UNLESS YOU LIMIT THEIR DURATION IN THIS DOCUMENT. THESE POWERS WILL CONTINUE TO EXIST NOTWITHSTANDING YOUR SUBSEQUENT DISABILITY OR INCAPACITY.**

**3. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.**

I, BEULAH J. LANG, a resident of Loomis, California, hereby appoint you, BRYAN LANG as my attorney-in-fact to act for me in my name, as authorized in this document. By this document I intend to create a Limited Durable Power of Attorney under California Probate Code Section 4000, et seq. THIS LIMITED DURABLE POWER OF ATTORNEY SHALL NOT BE AFFECTED BY MY SUBSEQUENT DISABILITY OR INCAPACITY.

This limited durable power of attorney shall become effective immediately. Third parties may rely on the agent's authority without evidence of my incapacity.

While I am not incapacitated, this durable power of attorney may be modified

by me at any time by written notice given by me to the agent and may be terminated at any time by me or by the agent by written notice given by the terminating party to the other party.

This power of attorney shall continue after my incapacity in accordance with its terms.

On my death, this power shall terminate and my assets shall be distributed to the duly appointed personal representative of my estate; or, if no estate is being administered, to the persons who lawfully take my assets without the necessity of administration when they have supplied the agent with satisfactory documents as provided by law.

None of the following events shall terminate this durable power of attorney:

- a. Death of the agent;
- b. The agent's renunciation of the agency;
- c. The agent's incapacity to act as agent;
- d. A vacancy in the office of the agent.

If any of those events occurs the authority of the agent is merely suspended until a new, or successor, agent is in office and is acting as agent under this instrument.

**A. Limitation of Powers to Sale of Nevada Properties.** You shall have the following limited powers with respect to the sale of any properties I hold in Nevada: To exercise any and all powers with respect to my interest in such real property to contract for the sale thereof including the execution of all brokerage listing agreements, execution of all real property purchase agreements, to execute all escrow documents including sales instructions, execution of all documents necessary to convey good title to such real property including all deeds and related documents upon such terms and conditions and under such covenants as you shall deem proper. In connection with the exercise of any of the limited powers described herein, you are authorized and empowered to perform any other act necessary or incidental to the exercise of such powers with the same validity and effect as if I were personally present, competent and personally exercised

the powers myself.

**B. Third Party Reliance.** For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, taxing authority, governmental agency, or other party to act in accordance with the powers granted in this document, I hereby represent, warrant and agree as follows:

1. If this document is revoked or amended for any reasons, I, my estate, my heirs, successors, and assigns will hold such party or parties harmless from any loss suffered, or liability incurred, by such party or parties in acting in accordance with this document prior to that party's receipt of written notice of any such termination or amendment.

2. The powers conferred on you by this document may be exercised by you alone and your signature or act under the authority granted in this document may be accepted by third parties as fully authorized by me and with the same force and effect as if I were personally present, competent, and acting on my own behalf.

3. No person who acts in reliance upon any representation you may make as to the scope of your authority granted under this document shall incur any liability to me, my estate, my heirs, successors or assigns for permitting you to exercise any such power, nor shall any person who deals with you be responsible to determine or insure the proper application of funds or property.

**C. Revocation and Amendment.** Revocations and amendments to this document shall be made in writing by me personally (not by you) and they shall be attached to the original of this document and recorded in the same county or counties as the original if the original is recorded.

**D. Substitute Agents.** If Bryan Lang resigns, dies, becomes incapacitated or fails to act as agent for any other reason, then I appoint SCOTT G. NELSON as substitute attorney-in-fact, with all the same powers granted to Bryan Lang. An agent's resignation or declination to act as my agent shall be made in writing and shall be attached to the original of this document and recorded in the same county or counties as the original, if the original is recorded.

**E. General Provisions.**

1. **Photostatic Copies.** Only one original of this document has been executed. All parties dealing with you are authorized to rely fully on a photostatic

copy of the original executed document.

2. Severability. If any provision of this document is not enforceable or is not valid, the remaining provisions shall nevertheless remain in full force and effect.

3. Exculpation. Neither you nor any of your substitutes shall incur any liability to me, my estate, my heirs, successors, or assigns for acting or refraining from acting hereunder, except for willful misconduct or gross negligence. Neither you nor your substitutes shall have responsibility to make my assets productive of income, to increase the value of my estate, to diversify my investments, or for entering transactions authorized by this document with yourself so long as you believe such actions are in my best interests or in the best interests of my estate and those interested in my estate.

4. Governing Law. This document shall be governed by the laws of the State of California in all respects, including its validity, construction, interpretation, and termination.

5. Captions. The captions in this document are only for convenience and shall not effect the meaning or interpretation of this document.

6. Pronouns. Each pronoun used in this document, and the terms "agent" and "attorney-in-fact", shall be construed to include the masculine, feminine, neuter, singular and plural as required by the context in which used or the person to whom reference is made.

I hereby execute this Limited Durable Power of Attorney this 9<sup>th</sup> day of March, 2021 at GRANITE BAY, California.

Beulah J. Lang  
Beulah J. Lang

[Notary Acknowledgment Follows]

