

A.P.N. No.:	006-220-07 and 006-130-05
File No.:	2116582 MLC
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Jennifur and Travis Peek	
5499 Casey Rd	
Fallon, NV 89406	

EUREKA COUNTY, NV		2023-251241
Rec:\$37.00		
\$37.00	Pgs=4	10/26/2023 01:13 PM
STEWART TITLE COMPANY - NV		
KATHERINE J. BOWLING, CLERK RECORDER		

(for recorders use only)

Special Power of Attorney (Title of Document)

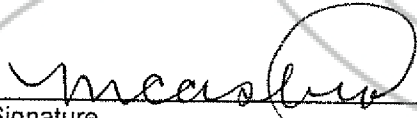
Please complete Affirmation Statement below:

- ☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

- ☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

(State specific law)

 Signature	10/26/2023 Title
Agent Monica Castro	

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

SPECIAL POWER OF ATTORNEY

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A LIMITED POWER OF ATTORNEY FOR SPECIFIC MATTERS. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:

1. THIS DOCUMENT GIVES THE PERSON YOU DESIGNATE AS YOUR AGENT THE POWER TO MAKE DECISIONS CONCERNING YOUR REAL PROPERTY FOR YOU. YOUR AGENT WILL BE ABLE TO MAKE DECISIONS AND ACT WITH RESPECT TO YOUR PROPERTY INCLUDING THE SALE OF THE REAL PROPERTY.

2. THIS POWER OF ATTORNEY BECOMES EFFECTIVE IMMEDIATELY UNLESS YOU STATE OTHERWISE IN THE SPECIAL INSTRUCTIONS.

3. THE PERSON YOU DESIGNATE IN THIS DOCUMENT HAS A DUTY TO ACT CONSISTENT WITH YOUR DESIRES AS STATED IN THIS DOCUMENT OR OTHERWISE MADE KNOWN OR, IF YOUR DESIRES ARE UNKNOWN, TO ACT IN YOUR BEST INTERESTS.

4. YOU HAVE THE RIGHT TO REVOKE THE AUTHORITY GRANTED TO THE PERSON DESIGNATED IN THIS DOCUMENT.

5. IF THERE IS ANYTHING IN THIS DOCUMENT THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

1. DESIGNATION OF AGENT:

I, TRAVIS PEEK, do hereby designate and appoint my wife, JENNIFUR PEEK, of _____ as my agent to make decisions for me and in my name, place and stead and for my use and benefit and to exercise the powers as authorized in this document.

5. GRANT OF LIMITED AUTHORITY.

I grant my agent the specific authority to act for me in my name, place and stead in all matters relating to the purchase of the real property know as 3900 Sadler Brown Road, Eureka, NV, Assessor's parcel Number 006-22-007 which is the subject of an escrow through Stewart Title of Fernley, Escrow # 2116582.

This authority shall include, without limitation, the right 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 non-negotiable notes or performance of any obligation or agreement.

Further, 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 non-negotiable notes or performance of any obligation or agreement.

Further, to borrow money and to execute and deliver negotiable or non-negotiable notes therefore with or without security; and to loan money and receive negotiable or non-negotiable notes therefore with such security as she shall deem proper as to the property herein described;

Further, 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.

Further 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.

I grant unto my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to done in and about the above state 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 in fact shall lawfully do or cause to be done in the above stated premises by virtue of these presents.

This Power of Attorney shall be effective upon its execution.

Third parties may rely upon the validity of this Power of Attorney or a copy and the representations of my agent as to all matters relating to any power granted to my agent, and no person or agency who relies upon the representation of our agent, or the authority granted by my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power unless a third party knows or has reason to know this Power of Attorney has terminated or is invalid.

I sign my name to this Power of Attorney for Financial Matters on the 25 day of 10, 2023.



TRAVIS PEEK

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF Nevada)

ss:

County of Washoe)

On this 25 day of October, 2023, before me, a Notary Public, personally appeared, TRAVIS PEEK, personally known to me or who proved to me to be, the person whose name is subscribed to this instrument, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

NOTARY SEAL





Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2116582

PARCEL 1:

TOWNSHIP 25 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 5: Lots 3 and 4; S1/2NW1/4; W1/2SE1/4; N1/2SW1/4; SE1/4SW1/4; N1/2SW1/4SW1/4;
Section 6: Lots 1 and 2; S1/2NE1/4; NE1/4SE1/4; N1/2SE1/4SE1/4; NW1/4SE1/4;

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 32: S1/2NW1/4; SW1/4SE1/4; SW1/4;

EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature in and under said land as reserved in Deed from GEORGE M. SMIRALDO and ALMA SMIRALDO, his wife, recorded March 1, 1961, in Book 26, Page 16, Deed Records, Eureka County, Nevada.

PARCEL 2:

TOWNSHIP 26 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 31: Lots 9 and 10; E1/2W1/2E1/2SE1/4; E1/2W1/2W1/2E1/2SE1/4;

EXCEPTING THEREFROM all mineral deposits in and under said land reserved by the UNITED STATES OF AMERICA, in Patent recorded January 26, 1979, in Book 68, Page 393, Official Records, Eureka County, Nevada.