

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:	
Jennifer 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)

Monica Castro 10/26/2023
Signature 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)

1 **SPECIAL POWER OF ATTORNEY**

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

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

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

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

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

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

19 **1. DESIGNATION OF AGENT:**

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

24 **5. GRANT OF LIMITED AUTHORITY.**

25 I grant my agent the specific authority to act for me in my name, place and stead in
26 all matters relating to the purchase of the real property know as 3900 Sadler Brown Road,
27 Eureka, NV, Assessor's parcel Number 006-22-007 which is the subject of an escrow
28 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

**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.