

LINCOLN COUNTY, NV

**2020-158239**

\$37.00

**04/06/2020 02:25 PM**

Rec:\$37.00

FA NV DIRECT TITLE

Pgs=3 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

APN: 002-113-10

File #:116-2580547-ST

**TYPE OF DOCUMENT**

**POWER OF ATTORNEY**

**Recording Requested By:**

**FIRST AMERICAN TITLE**

**Return Documents To:**

Name: Douglas Thiriot and Gina Thiriot

Address: PO Box 817

City/State/Zip: Panaca, NV 89042

This page added to provide additional information required by NRS 111.312 Section 1-2

SPECIFIC POWER OF ATTORNEY – VA

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas Thiriot of the county of Lincoln of State of Nevada do hereby constitute and appoint Gina Thiriot, of the county of Lincoln, State of Nevada, my true and lawful attorney-in-fact for me and in my name, and in my stead, to make, execute, accept, and deliver any contract, paper and other document in regard to the purchase of the below described property lying in the County of Lincoln, State of Nevada and more particularly described as follows:

**A Portion of the North Fifty (50) Feet of the South Fifty-Three (53) Feet of Lot 1,  
Block 16, in the Town of Panaca, Nevada, Described as Follows:**

**Parcel 1, as Shown on ParcelMap for Bruce N. and Irene Bulloch, Recorded  
October 21, 1985 in the Recorder's Office in Book A of Plats, Page 250 as File No.  
83732, Lincoln County, Nevada**

**78 Second St, Panaca, NV 89042**

THAT said VA loan is in the approximate amount of \$99,500 and will be paid in 360 monthly installments of approximately \$483.23 (principal and interest) at 4.125% per annum. The sales price for the above property is currently \$99,500.

FURTHER, it appearing that I or my spouse will be using all of my VA loan entitlement for the above identified loan, or remaining entitlement as provided to me by my Second Tier Entitlement through my VA Home Loan Benefits. It is affirmed that the above described property will be used as my primary residence or that of my immediate family during my absence.

I FURTHER HEREBY make, constitute and appoint my aforesaid attorney-in-fact to make, endorse, receive, sign, seal, execute, acknowledge, accept, and deliver any and all deeds of trust, deed of trust notes, settlement statements, truth-in-lending statements and any and all required Veteran Administration documents or any other documents which may be required to consummate this loan.

FURTHER, THIS POWER OF ATTORNEY shall remain in full force and effect until revoked, suspended or terminated by a document executed and acknowledged by me and in any event shall expire at midnight on July 1, 2020. This Power of Attorney shall be binding on my, my heirs, successors, assigns, executors, administrators and personal representatives, and any person receiving this Power of Attorney shall be entitled to rely on the authority herein given until and unless a document expressly revoking the powers herein given is received.

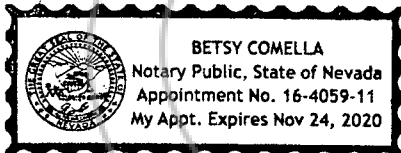
NOTWITHSTANDING anything herein contained to the contrary, this Power of Attorney shall not terminate or be affected or impaired by my disability, it being my express intention that this Power of Attorney shall survive my disability.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19<sup>th</sup>  
day of February, 2020.

[Signature] (Seal)  
(Full name of veteran as appearing above)

STATE OF Nevada  
COUNTY OF Lincoln

I HEREBY CERTIFY, that before me, a Notary Public in and for the jurisdiction aforesaid, on this 19<sup>th</sup> day of February, 2020, personally appeared Douglas Thriot, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the purposes and consideration therein expressed.



Betsy Comella  
Notary Public's Signature

My commission expires 11-24-20