

No.	Gen.	Num.	Paged	
#4				
dk	Register of Deeds			

Submitted by: Nebraska Title Company-Beatrice 210
\$10.00

2014-02145
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on
record, the 02 day of December
2014 at 11:06 o'clock AM and recorded
in Book 75 of MISC Page 687

David Kistner
County Clerk
Electronically Recorded By: drk

**AGENT'S CERTIFICATION AS TO THE VALIDITY OF
POWER OF ATTORNEY AND AGENT'S AUTHORITY**

The undersigned certifies under penalty of perjury that Mary R. O'Brien, granted me authority as
an Agent or Successor Agent in a Power of Attorney dated Sept. 5, 2013.

The undersigned further certifies that to my knowledge:

- (1) The Principal is alive and has not revoked the Power of Attorney or my authority to act
under the Power of Attorney and the Power of Attorney and my authority to act under
the Power of Attorney have not terminated;
- (2) If the Power of Attorney was drafted to become effective upon the happening of an
event or contingency, the event or contingency has occurred;
- (3) If I was named as a successor agent, the prior agent is no longer able or willing to
serve; and
- (4) Other relevant statements, if any, are as follows: _____

pertaining to the following real estate:

Lots One (1) and Two (2), Block Two Hundred Forty Four (244), City
of Crete, Saline County, Nebraska.

Dated this 1 day of Dec 2014

Michael O'Brien
Michael O'Brien

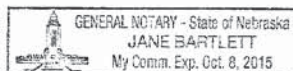
State of **Nebraska**

§

County of **Lancaster**

The foregoing instrument was acknowledged before me this 15th day of December,
2014, by Michael O'Brien.

Jane Bartlett
Notary Public



File No. 0318731

No.	Gen.	Num.	Paged	
Register of Deeds				

Submitted by: Nebraska Title Company-Beatrice 210
\$46.00

2014-02144
STATE OF NEBRASKA } SS
SALINE COUNTY

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record, the 02 day of December
2014 at 11:06 o'clock AM and recorded
in Book 75 of MISC Page 680

Orville Hystanek

County Clerk
Electronically Recorded By: drk

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

File Number: 0318731

Please Return recorded document to:

Nebraska Title Company
629 Court Street
Beatrice, NE 68310

TITLE OF DOCUMENT: Durable Power of Attorney

Legal: Lots One (1) and Two (2), Block Two Hundred Forty Four (244), City of Crete, Saline
County, Nebraska.

DURABLE POWER OF ATTORNEY

That I, Mary (Billye) R. O'Brien, a resident of and domiciled in the State of Nebraska, whose mailing address is 145 Boswell, Crete, NE 68333, have made, constituted and appointed, and by these presents do make, constitute and appoint Michael O'Brien, whose mailing address is 10261 Y Street, Omaha NE 68127, and/or Robert M. O'Brien, together or separately, whose mailing address is 9824 Pratt St, Omaha, NE 68134 my true and lawful attorneys, are referred to herein as my "Agent", for me and in my name, place and stead, and on my behalf, subject to the provisions of Paragraph 32 hereof, to do and execute all or any of the following acts, deeds and things:

1. TO RECEIVE DEBTS, PAYMENTS AND PROPERTY. To ask, demand, sue for, recover and receive all sums of money, debts, dues, goods, wares, merchandise, chattels, effects and things of whatsoever nature or description which now are or hereafter shall be or become due, owing, payable or belonging to me in or by any right, title, ways or means howsoever, and upon receipt thereof, or of any part thereof, to make, sign, execute and deliver such receipts, releases or other discharges for the same respectively as my said Agent shall deem advisable.

2. TO SETTLE ACCOUNTS. To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in any wise interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.

3. TO SATISFY SECURITY INTERESTS AND MORTGAGES. To receive every sum of money which now is or hereafter shall be due or belonging to me upon the security or by virtue of any security interest or agreement, or mortgage, and on receipt of the full amount secured thereby to execute a good and sufficient release or other discharge of such security interest, or mortgage by deed or otherwise.

4. TO BORROW MONEY. To borrow money from time to time in my name, and to give promissory notes or other obligations therefor, and to deposit as collateral, pledge as security for the payment thereof or mortgage or otherwise encumber any or all my securities or other property of whatever nature.

5. TO COMPOUND, SUBMIT TO ARBITRATION, OR OTHERWISE SETTLE OR ADJUST DIFFERENCES. To compound with or make allowances to any person for or in respect to any debt or demand whatsoever which now is or shall at any time hereafter become due and payable to me, or by me, or upon my account, and to take and receive, or to pay and discharge (as the case may be), any composition or dividend thereof or thereupon, and to give or receive releases or other discharges for the whole of such debts or demands, or to settle, compromise, or submit to arbitration every such debt or demand and every other right, matter, and thing due to or concerning me as my Agent shall think best, and for that purpose to enter into and execute and deliver such bonds of arbitration or other instruments as my Agent may deem advisable in the premises.

6. TO PROSECUTE AND DEFEND. To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in any wise concerned.

7. TO MANAGE REAL ESTATE. To enter into and upon all and singular my real estate, and to let, manage, and improve the same or any part thereof, and to repair or otherwise improve, alter, or reconstruct, and to insure, any buildings or structures thereon, and further to contract with others for the management of such real estate, and to grant to such others all the powers with respect to such real estate usual in real estate management contracts, and granted to my said Agent herein.

8. TO GRANT LEASES, RECEIVE RENTS, AND OTHERWISE DEAL WITH TENANTS AND LEASED PROPERTY. To contract with any person for leasing for such periods, including periods longer than my life, and without regard to the termination of this power of attorney, at such rents and subject to such conditions as my Agent shall see fit, all or any of my said real estate, and to let any such person into possession thereof, and to execute all such leases and contracts as shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier thereof, and to receive and recover from all tenants and occupiers thereof or of any part thereof all rents, arrears of rents, and sums of money which now are or shall hereafter become due and payable in respect thereof, and also on nonpayment thereof or of any part thereof to take all necessary or proper means and proceedings for terminating the tenancy or occupation of such tenants or occupiers, and for ejecting the tenants or occupiers and recovering the possession thereof.

9. TO SELL OR EXCHANGE REAL OR PERSONAL ESTATE. To sell, either at public or private sale, or exchange any part or parts of my real estate or personal property for such consideration, payable immediately or upon such terms as my attorney shall think fit, and to execute and deliver good and sufficient deeds, bills of sale, endorsements, assignments, or other instruments for the conveyance or transfer of the same, with such covenants of warranty or otherwise as my Agent shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration.

10. TO DEPOSIT MONEYS, WITHDRAW, INVEST, AND OTHERWISE DEAL WITH TANGIBLE PROPERTY. To deposit any moneys which may come to her hands as such Agent with any bank or banker in my name, and to withdraw any of such money or any other money to which I am entitled which now is or shall be so deposited, and either employ such money as she shall think fit in the payment of any debts, or interest, payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest such money in my name in any stocks, shares, bonds, securities or other property, real or personal, as she may think proper, and to receive and give receipts for any income or dividend arising from such investments, and to vary or dispose of all and any such investments, or other investments for my use and benefit as he may think fit.

11. TO HAVE ACCESS TO SAFETY DEPOSIT BOXES. To enter my safe deposit boxes and to add to or remove any of the contents.

12. TO VOTE AT STOCKHOLDERS' MEETINGS, EXECUTE PROXIES, AND OTHERWISE SUBSTITUTE FOR OWNER. To vote at the meetings of stockholders or other meetings of any corporation or company, or otherwise to act as my Agent or proxy, with power of substitution, in respect to any stocks, shares, bonds, debentures, or other evidences of ownership, or securities, now or hereafter held by me and issued by or on account of said corporation or company and for that purpose to execute any proxies, limited or general, or other instruments.

13. TO EXECUTE DEEDS, BILLS, NOTES, AND SIMILAR INSTRUMENTS. For all or any of the purposes herein stated to enter into and sign, seal, execute, acknowledge, and deliver any contracts, deeds or other instruments whatsoever, and to draw, accept, make, endorse, discount, or otherwise deal with any bills of exchange, checks, promissory notes, or other commercial or mercantile instruments.

14. TO HANDLE TAX MATTERS. To prepare, sign and file federal, state or local, income, gift or other tax returns of all kinds, claims for refund, requests for extensions of time, petitions to the tax court or other courts regarding tax matters and any and all other tax related documents including, without limitation, receipts, offers, waivers, consents (including, but not limited to, consents and agreements under Internal Revenue Code §2032A, or any successor section thereto), powers of attorney, closing agreements; to exercise any elections I may have under any tax law; and generally to act in my behalf in all tax matters of all kinds and for all periods before all persons representing any taxing authority, including receipt of confidential information and the posting of bonds and to represent me in all such proceedings.

15. TO EMPLOY PROFESSIONAL PERSONS. To employ accountants, attorneys, investment counsel, physicians, dentists and other persons to render services for and to me and to pay the reasonable fees and compensation of such persons for their services.

16. COMPENSATION. To pay my Agent, yearly reasonable compensation for services performed hereunder as my Agent, not to exceed 5% of said yearly gross income.

17. SIGNATURE BY AGENT. My Agent shall use the following form when signing on my behalf pursuant to this Power:

(Mary R. O'Brien) by (Agent's Signature),
(her) Agent

18. TO DISPOSE OF TREASURY SECURITIES. To dispose of and redeem and in furtherance thereof to endorse without restriction all savings bonds and securities, including without limitation all United States Treasury securities, of whatever series, all other state or Municipal bonds or securities, and all Corporate bonds or securities owned by me, regardless of whether said securities are issued or registered in my name alone or in co-ownership or beneficiary form with any other person or persons, and to deposit the proceeds thereof in my account or accounts in any bank, savings and loan company or other financial institution that my Agent in fact deems proper, or to employ such proceeds as she shall think fit in the payment of any debts due and payable or to become due and payable on my account, or to invest such money in my name in any stocks, shares, certificates of deposit, or other property, real or personal, as she may deem proper.

19. TO PARTICIPATE IN FARM PROGRAMS. To enter into any arrangements or contracts with the United States Department of Agriculture or any of its committees to participate in any agricultural programs and to sign the papers in connection therewith for me in my name and to acknowledge and deliver said papers and contracts and to receive payments thereunder and to endorse any checks or drafts for said payments and deposit them on my behalf.

20. TO APPLY FOR AND RECEIVE BENEFITS. To apply for and receive for me any benefits whatsoever of any federal or state government or other agency, including, but not limited to, social security, medicare, veterans or welfare benefits, medicaid, etc.

21. TO DEAL WITH THE INTERNAL REVENUE SERVICE. My attorney shall have authority to represent my interest in any dealing with the Internal Revenue Service and to have authority to receive confidential information, to deliver confidential information to the Internal Revenue Service, and to enter into any compromise or settlement agreement with the Internal Revenue Service as may affect any tax liability, interest or penalty owing to the Internal Revenue Service by the principal.

22. SELF-DEALING. My attorney may deal with my said attorney and no transaction shall be void because of said self-dealing nor because my said attorney was a part owner of property with me or had interests similar to mine or had any interest in said transaction.

23. TO MAKE GIFTS AND IMPLEMENT ESTATE PLAN. To make gifts to reduce my estate or for charitable, religious or educational purposes. To continue any plan or gifts I have initiated. To follow and implement any estate plan that I have formed. Gifts may be made to my said attorney if my attorney is a member of my family and would otherwise be deprived of an equal share.

24. TO GIVE CONSENT FOR MEDICAL TREATMENT. To give consent for such medical treatment to be performed on me as my Agent, based on medical advice, has determined in good faith to be necessary and for my well-being or to withhold such consent; and to arrange for my entrance to and care at any hospital, nursing home, health center, convalescent home, retirement home, or similar institution.

25. LIABILITY OF AGENT. My Agent shall not be liable to me or any of my successors in interest for any action taken or not taken in good faith, but shall be liable for any willful misconduct or gross negligence.

26. NOMINATION OF CONSERVATOR AND GUARDIAN. If it becomes necessary to appoint a conservator of my estate or guardian of my person, I appoint the following, in the order named: Michael O'Brien, Robert M. O'Brien.

27. RELIANCE ON POWER BY THIRD PARTIES. For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, or other party to act in accordance with the powers granted by this Power, I hereby represent, warrant and agree that I and my heirs, distributees, legal representatives, 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 Power prior to that party's receipt of written notice of my death or of any revocation of this Power.

28. TO DO ALL OTHER THINGS NECESSARY IN CONNECTION HEREWITH. In general to do all other acts, deeds, matters, and things whatsoever in or about my estate, property, and affairs, or to concur with persons jointly interested with myself therein in doing all acts, deeds, matters, and things herein, either particularly or generally described, as fully and effectually to all intents and purposes as I could do in my own proper person if personally present, it being my intent to grant to my said Agent a general power to act for me and in my behalf, and not a limited or special power, limited to the specific acts herein described.

29. CONSTRUED UNDER NEBRASKA LAW. The powers granted herein are to be construed under the laws of the State of Nebraska.

30. MISCELLANEOUS. If any of the provisions of this Power is invalid for any reason, such invalidity shall not affect any of the other provisions of this Power, and all invalid provisions shall be wholly disregarded.

31. POWER OF ATTORNEY BECOMES EFFECTIVE IMMEDIATELY; CONTINUES IN EFFECT AFTER PRINCIPAL'S DEATH UNTIL NOTICE. This Durable Power of Attorney and the powers conferred herein shall be effective as of the date of signing hereof and shall continue during any period while I am disabled or incapacitated. Further, pursuant to said sections, all such authority shall continue after my death, until notice of such death shall have been received by my Agent so that he has actual knowledge of the fact that I have died. Any action taken in good faith by said Agent during any period while it is uncertain whether I am alive, before he receives actual knowledge of my death, or, in any event, taken during the period while I am disabled or incapacitated, shall be as valid as if I were alive, competent, and not disabled.

32. REVOCATION OF PRIOR DOCUMENTS. This document hereby revokes all prior Durable Power of Attorney documents which I may have signed at any prior time.

Dated: September 5, 2013.

Mary R. O'Brien
Mary R. O'Brien

STATE OF NEBRASKA)
) SS.
COUNTY OF SALINE)

BE IT KNOWN, that on September 5, 2013, before me personally appeared Mary R. O'Brien above named, who is to me known to be the person described in and who executed the above Durable Power of Attorney, and acknowledged the same to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Patsy Stanton
Notary Public

