

FA 14719A

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

95031438 DURABLE POWER OF ATTORNEY 45

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That I, Robert J. Bradshaw, of Lincoln, Lancaster County, Nebraska, have made, constituted and appointed and by these presents do make, constitute and appoint my wife, Kathleen M. Bradshaw, of Lincoln, Lancaster County, Nebraska, my true and lawful attorney for me and in my name, place and stead, and on my behalf subject to the provisions of paragraph 14 hereof, to do and execute all or any of the following acts, deeds and things:

HOLD FOR FIRST AMERICAN TITLE

1. To Receive Debts, Payments and Property: To ask, demand, sue for, recover and receive all sums of money, debts, dues and 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 attorney 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 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 attorney shall think best, and for that purpose to enter into and execute and deliver such bonds of arbitration or other instruments as my attorney may deem advisable in the premises.

5. 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.

6. To Manage Real Estate: To enter into and upon all and singular my real estate, and to let, manage, and improve the same



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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 attorney herein.

7. To Grant Leases, Receive Rents, And Otherwise Deal With Tenants and Leased Property: To contract with any person for leasing 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 attorney 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 rent and sums of money which now are or shall hereafter become due and payable in respect thereof, and also on non-payment thereof or of any part thereof to take all necessary or proper means and proceedings for terminating the tenancy or dispossessing such property of occupiers, and for ejecting the tenants or occupiers and recovering the possession thereof.

8. 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 with such covenants of warranty or otherwise as my attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration.

9. To Deposit Moneys, Withdraw, Invest and Otherwise Deal With Tangible Property: To deposit any moneys which may come to his hands as such attorney with any bank or banker in which 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 he 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 he may think proper, and to give and receive 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.

10. 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 attorney or proxy, with power of substitution, in respect of 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.

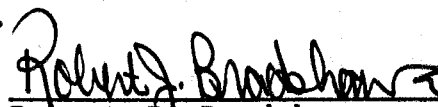
11. To Execute Deeds, Bills, Notes and Similar Instruments: For all or any of the purposes herein stated or enter into and sign, seal, execute, acknowledge, and deliver any contracts, deeds or other instruments whatsoever and to draw, accept, make, endorse, discount, or otherwise deal with any bills of exchange, checks, promissory notes or other commercial or mercantile instruments.

12. 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 attorney 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.

13. Power To Deal With Property Situated Outside Nebraska: To deal with any and all of my property located outside the State of Nebraska in the same manner and with all of the foregoing powers as with property situated in Nebraska.

14. Power of Attorney Effective Notwithstanding Disability of Principal; Continues in Effect After Principal's Death Until Notice: Pursuant to the provisions of the Nebraska Probate Code, Sections 30-2664 and 30-2672, I declare that this power of attorney shall not be affected by my disability or incapacity, and that the authority granted herein shall continue during any period while I am disabled or incapacitated. Further, pursuant to said sections, all of such authority shall continue after my death, until notice of such death shall have been received by my attorney so that he has actual knowledge of the fact that I have died. Any action taken in good faith by said attorney 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 any period while I am disabled or incapacitated, shall be as valid as if I were alive, competent and not disabled.

Dated: 5-2-, 1995.


Robert J. Bradshaw

Prepared by: Atty. Richard Scott

