



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 04/15/2021 1548

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2021-047004

EMPIRE WEST TITLE AGENCY, LLC

RECORDING REQUESTED BY
Empire West Title Agency LLC

AND WHEN RECORDED MAIL TO:

Crystal McGaffick, a single woman
14615 N 52nd Ln.
Glendale, AZ 85306

ESCROW NO.: 152290EW - NV 163

This area reserved for County Recorder

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That Matthew Holmes does hereby make, constitute and appoint Crystal McGaffick my true and lawful Attorney for me and in my name, place, and stead and for my use and benefit as to that certain real property, together with any interest therein or any improvements thereon, described as:

Lot 1036, REPLAT OF HEARTLAND UNIT 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 149.

- (a) 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, the same with or without warranty, covenant or restrictions; to mortgage, transfer into trust, or otherwise encumber the same to secure payment of note or performance of any obligation or agreement; and to accept the conveyance thereof as a joint tenant with right of survivorship or as community property with right of survivorship with any other person or persons, including property wherein my said Attorney is one of the joint tenants.
- (b) To borrow money and execute and deliver notes therefore, with or without security; and to loan money and receive note therefore with such security as he shall deem proper.
- (c) To transact business of any kind or class; to sell; and as my act and deed to sign, execute, acknowledge, and deliver a deed, lease, assignment of lease, covenant, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or beneficial interest under deed of trust, subdivision plat, extension or renewal of any obligation, subordination or waiver of priority, bill of lading, bill of sale, bond, note, receipt, check, evidence of debt, full or partial release of mortgage, judgment or other debt, and such other instruments in writing of any kind or class as may be necessary or proper in this premises.
- (d) As to any personal property and goods, wares and merchandise, checks, choices in action and other property in possessions or in action: To contract for, buy, sell, exchange, transfer, endorse and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber same to secure payment of a note or performance of any obligation or agreement.

This Power shall not be affected by the subsequent incapacity or disability of the principal or lapse of time. All acts done by my Attorney pursuant to this power during any period of disability or incompetence or uncertainty as to whether I am dead or alive shall have the same effect and inure to the benefit of and bind me or my heirs, devisees, and personal representative as if I were alive competent and not disabled.

GIVING AND GRANTING unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my

Dated April 14, 2021

Power of Attorney
Special

Escrow No. 152290EW

said Attorney shall lawfully do or cause to be done by virtue of these presents. When the context so requires the masculine gender includes the feminine or neuter, and the singular number includes the plural.

I, Matthew Holmes, the principal, sign my name to this power of attorney this 14 day of April, 2021, and being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purpose expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

PRINCIPAL:

[Signature]
Matthew Holmes

I, Jill S. Klinsensmith, the witness, sign my name to the foregoing power of attorney, and being first duly sworn, do declare to the undersigned authority that the principal signs and executes this instrument as his/her power of attorney and that he/she signs it willingly or willingly directs another person to sign for him/her, and that I, in the presence and hearing of the principal, sign this power of attorney as witness to the principal's signing and that to the best of my knowledge the principal is eighteen years of age or older, of sound mind and under no constraint or influence.

WITNESS:

[Signature]

State of Arizona }
County of PINAL } SS

This instrument was acknowledged and executed before me this 14 day of April, 2021, by
Matthew Holmes

My commission expires: 4/15/2024

State of Arizona }
County of PINAL } SS

This instrument was acknowledged and executed before me this 14 day of April, 2021, by
Jill S. Klinsensmith

My commission expires: 4/15/2024



STEVEN SCHMEHL
Notary Public - Arizona
Maricopa Co. / #581904
Expires 04/15/2024



Notary Public
STEVEN SCHMEHL
Notary Public - Arizona
Maricopa Co. / #581904
Expires 04/15/2024

[Signature]
Notary Public

My commission expires: