

**DURABLE GENERAL POWER OF ATTORNEY**

Tax ID #16-07-358-008

**KNOW ALL MEN BY THESE PRESENTS:**

That I, **JOHN NIKOLS**, a resident of Salt Lake City, State of Utah, whose mailing address is 1301 S. State Street, Salt Lake City, Utah 84115, do hereby make, constitute and appoint my son, **MICHAEL NIKOLS**, a resident of Salt Lake City, Utah, whose mailing address is 1301 S. State Street, Salt Lake City, Utah 84115, telephone number (801) 577-1020, as my true and lawful attorney-in-fact for me and in my name, place and stead and giving unto said **MICHAEL NIKOLS**, full and complete power to do and perform all and every act, that I may legally do through an attorney-in-fact, including but no limited to the following:

1. **COLLECT ASSETS**: To ask, demand, sue for, collect, recover and receive all sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities and demands whatsoever, as are now or shall hereafter become due, payable or belonging to me, including the right to withdraw or close any account (including but not limited to IRA accounts) in my name, and to have, use and take all lawful ways and means in my name or otherwise for the recovery thereof by suits, attachments or otherwise, and to compromise and agree for the same and grant releases and discharges for the same;

2. **DEAL WITH PROPERTY**: To bargain, contract, agree for, buy, lease, sell, exchange, convey, demise, mortgage, hypothecate and in any and every way and manner deal in and with lands, leaseholds, goods, merchandise, choses in action, and other property, real or personal or mixed, of all kinds, in possession or in action, upon such terms, covenants and conditions as my attorney shall agree to; to release mortgages, pledges or hypothecations on lands or chattels and to make, do and transact my business of every kind and nature;

14025727 B: 11377 P: 5321 Total Pages: 8  
10/05/2022 03:43 PM By: slang Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: RUDD & HAWKES TITLE INSURANCE AGENCY, LLC  
75 W TOWNE RIDGE PKWY STE 150SANDY, UT 840705538

3. **EXECUTE INSTRUMENTS:** To execute instruments for me and in my name and as my act and deed, to sign, seal, execute and deliver and acknowledge such checks, promissory notes, deeds, leases and assignments of leases, covenants, indentures, agreements, mortgages, hypothecations, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage, judgments and other debts, and such other instruments in writing of whatever kind or nature as may be necessary or proper in the premises; and also to deposit and to withdraw and to borrow for me and on my account sums of money from time to time; and for me and in my name to draw, accept, make, endorse, discount or otherwise deal with bills of exchange, checks, promissory notes or other securities for the payment of money;

4. **VOTE SHARES:** To exercise the voting privileges of any shares of stock or other voting interest of which I am the owner, and to do all other things respecting such shares of stock or interests, including the calling of meetings of directors or stockholders, and any other act or thing which I might or could do if personally present at any such meeting as owner of such shares or voting interests;

5. **HOLD INSURANCE:** To carry insurance as my attorney-in-fact deems advisable to protect my assets against any hazard, to claim the benefits or proceeds of such insurance on my behalf, to purchase medical insurance for any dependent of mine, to exercise all rights to elect benefits or payment options, to terminate or change beneficiaries or ownership, to assign rights, to borrow or receive cash value with respect to any life insurance, annuity, mutual fund or retirement benefit which I may own, provided, however, that my attorney-in-fact shall not be authorized under the foregoing to exercise any incidents of ownership over any policy or policies of life insurance insuring the life of my attorney-in-fact and of which I am the owner;

6. **GIFT:** To make gifts of cash or property, or the income thereof, in trust or outright, to family members, spouse, friends and natural objects of my bounty and contributions to charitable organizations, provided, however, that my attorney-in-fact shall not have the power under the foregoing to use any asset of mine to satisfy any

legal obligations of my attorney-in-fact or to provide for the support of any legal dependent of my attorney-in-fact unless such dependent shall include myself or those persons whom I am legally obligated to support;

7. **ESTABLISH TRUSTS**: To create for my benefit and/or for the benefit of others who are the natural objects of my bounty revocable or irrevocable trusts, which trusts may extend beyond my disability or lifetime; to transfer to any such trust any of my assets or my interest in such assets; and to amend any such revocable trust from time to time, but not so as to increase the share of such trust that would thereafter pass to my attorney-in-fact or such person's spouse or children;

8. **PURCHASE FLOWER BONDS**: To purchase for me certain United States Treasury bonds, commonly known as "Flower Bonds", to borrow money and obtain credit in my name, to pledge, mortgage, and assign any of my property for purchasing said Flower Bonds and to make necessary arrangements for the safekeeping of such bonds;

9. **EXERCISE RIGHTS**: To exercise or release any powers of appointment, special or general, inter vivos or testamentary; to renounce or disclaim any interest acquired by me through testate or intestate succession or by inter vivos, including the right to revoke a revocable trust; to exercise my right to take an elective share, homestead, exempt property, and family allowances with respect to my spouse's estate;

10. **CONSENT TO MEDICAL TREATMENTS**: To have the exclusive authority to give consent for such medical treatment to be administered to me as my attorney-in-fact, based upon medical advice, may determine in good faith to be necessary, or to withhold such consent;

11. **REPRESENT IN TAX MATTERS**: To prepare, sign, certify and swear to tax returns of all kinds, to agree upon, settle and compromise the amount of taxes

payable by me and for that purpose to appear before the Commissioner and the District Director of Internal Revenue or either of them, or any of his or their deputies, and to appeal and prosecute to final conclusions appeals from assessments;

12. **APPOINTMENT OF GUARDIAN OR CONSERVATOR:** If it becomes necessary to appoint a guardian or conservator of my person or my property after the execution of this power, I nominate my son, **MICHAEL NIKOLS**, as the guardian of both my person and my property.

13. **ADDITIONAL POWERS:** I do hereby further make, constitute and appoint my son, **MICHAEL NIKOLS**, full and complete power to do and perform all and every act, that I may legally do through an attorney-in-fact, as authorized by and defined in Title 75, Chapter 9, Uniform Power of Attorney Act, State of Utah, including but not limited to the following:

- Real Property
- Tangible Personal Property
- Stocks and Bonds
- Commodities and Options
- Banks and Other Financial Institutions
- Operation of Entity or Business
- Insurance and Annuities
- Estates, Trusts, and Other Beneficial Interests
- Claims and Litigation
- Personal and Family Maintenance
- Benefits from Governmental Programs or Civil or Military Service
- Retirement Plans
- Taxes
- All Preceding Subjects

Nothing in this provision shall be interpreted as limiting any other powers or perform any acts authorized otherwise herein above.

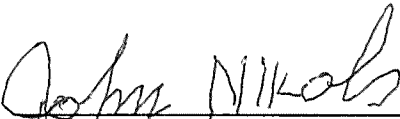
**The enumeration of specific rights, acts, or powers herein is not intended to, nor does not limit or restrict, and is not to be construed or interpreted as limiting or restricting, the powers granted to my said attorney-in-fact and substitute attorney-**

**in-fact.** This instrument GIVES AND GRANTS unto said **MICHAEL NIKOLS** and any substitute attorney-in-fact, full power, and authority to do and perform all or every act and thing whatsoever requisite or necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, and I hereby ratify and confirm all that said **MICHAEL NIKOLS** and any substitute attorney-in-fact shall lawfully do or cause to be done by virtue of these presents. Any person, including my agent, may rely upon this power of attorney or a copy of it unless that person knows it has been terminated or is invalid.

**This instrument is to be construed and interpreted as a durable power of attorney and shall not be affected in the event that I become incapacitated or disabled.**

My attorney-in-fact shall not be liable to me or any of my successors in interest for any actions taken under this power in good faith and shall be liable only for willful misconduct or gross negligence.

Executed on this 22<sup>nd</sup> day of <sup>August</sup>~~July~~ 2018, in Salt Lake City, State of Utah.

  
\_\_\_\_\_  
**JOHN NIKOLS**

STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS:

On this 22<sup>nd</sup> day of Aug 2018, before me personally appeared, **JOHN NIKOLS**, who is known to me or who presented satisfactory identification, in the form of Driver License, has, while in my presence and while under oath or affirmation, voluntarily signed this document and declare that it is true.

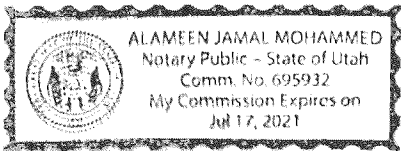
Signature: John Nikols

Print Name: John N Nikols

Date: 8.22.2018

Notary Public, State of Utah

My commission expires: July 17 2021



(Official Stamp or Seal)

**NOTARY CERTIFICATION STATEMENT**  
Document Identification or Description:  
Power of Attorney Doc.  
(Durable General Power of Attorney)

Doc Date: 8.22.18 or  Undated at time of notarization.

No. of Pages: 6 Jurisdiction: \_\_\_\_\_

Alameen Mohammed  
Signature of Notary

8.22.2018  
Date of Notarization and Certification Statement

Alameen Mohammed  
Print Name of Notary

(Official Stamp or Seal)

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

State of Utah )  
 ) ss.  
County of Salt Lake )

I, MIKE NIKOLS [Name of Agent], certify under penalty of perjury that JOHN NIKOLS [Name of Principal] granted me authority as an agent or successor agent in a Power of Attorney dated 4-15-2021, a copy of which is attached

I further certify that:

- (1) The Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and that the Power of Attorney and my authority to act under the Power of Attorney have not terminated and remain valid and in full force and effect;
- (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 successor agent, that the prior agent is no longer able or willing to serve;
- (4) At the time of signing of the Power of Attorney, the Principal was not disabled or incompetent; and
- (5) Either (a) the Power of Attorney is durable and shall be effective during the disability or incapacity of the Principal, or (b) as of the time I execute this Certification, the Principal is not disabled or mentally incapacitated.

I am making this Certification so that Zions Bancorporation, N.A., dba Zions Bank, may rely upon my representations set forth herein, and I agree to indemnify and hold Zions Bank harmless from and against any and all claims, defenses, damages and liabilities arising from or in any way connected with my using the Power of Attorney.

SIGNATURE AND ACKNOWLEDGEMENT

John Nikols  
Agent's Signature

Date: 9-14-2021  
Agent's Name Printed: MIKE NIKOLS  
Agent's Address: 4617 JUPITER DRIVE SLC, UTAH 84124  
Agent's Phone Number: 801-577-1020

This document was acknowledged before me on 4-15-2021 [date] by John Nikols [Name of Agent].

Notary Public: Litha W. Johnson  
Residing at: First Utah Bank  
My Commission expires on: 11/15/2025



EXHIBIT A  
PROPERTY DESCRIPTION

LOT A AMENDMENT TO LOTS 1 THROUGH 17 AND  
LOTS 26 THROUGH 46 AND A PORTION OF LOTS 18 AND  
25 OF BLOCK 2, NYE'S ADDITION SUBDIVISION  
("AMENDMENT NUMBER ONE TO NYE'S ADDITION  
SUBDIVISION"), according to the official plat thereof, filed in  
Book "2003p" of Plats, at Page 369 of the Official Records of the  
Salt Lake County Recorder.