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OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 16.00

PAGES: 4



RECORDING REQUESTED BY  
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:

John Watkins, JR.

4132 MUMFORD CT  
COLUMBUS, OH 43220

Space Above This Line for Recorder's Use Only

A.P.N.: 265-442-32-00

File No.: DEN-2887875 (PH)

### SPECIAL POWER OF ATTORNEY

I, **John D. Watkins, Jr. and Dinah Chong Watkins**, hereby constitute and appoint **John D. Watkins, Sr.** as my true and lawful attorney-in-fact ("Agent") to act for me and in my name, place and stead to do any of the following but *only* with respect to transactions involving the Real Property (as defined below):

- (a) To ask, demand, sue for, recover, collect and receive each and every sum of money, debts, accounts, interests, dividends, annuities and demands whatsoever now is or hereafter shall become due, owing or payable or belonging to or claimed by me, and have, use and take any lawful ways and means, for the recovery thereof by legal process, and to compromise and agree for the same, and grant terminations, releases or other sufficient discharges for same;
- (b) To compromise any and all debts owing by me, and to convey, transfer, and/or assign any property of any kind or character belonging to me in satisfaction of any debt owing by me;
- (c) To bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments and accept the seizure and possession of all lands, all deeds and other assurances in the law for same;
- (d) To lease, demise, bargain, sell, remise, release, convey, mortgage, and convey in trust, any hypothecated lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as my Agent shall determine as appropriate;
- (e) To exchange real or personal property for other real or personal property, and to execute and deliver the necessary instructions for transfer or conveyance to consummate such exchange;
- (f) To execute and deliver subordination agreements subordinating any lien, encumbrance or their right in real or personal property to any other lien, encumbrance, or other right therein;
- (g) To bargain and agree for, buy, sell, mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with personal property, goods, choses in action and other property in possession or in action, including authority to utilize my eligibility for VA Guaranty; and
- (h) To sign, seal, execute, deliver and acknowledge such deeds, covenants, leases, indentures, contracts, agreements, indemnity agreements, escrow instructions, mortgages, deeds of trust, hypothecations, assignments, bills, bonds, notes, receipts, evidences of debts, releases and satisfactions of mortgage, judgments and other debts, reconveyances of deeds of trust, and such other instruments in writing, of whatever kind of nature, as may be reasonable, advisable, necessary, or proper with respect to the Real Property or any transaction pertaining to the Real Property.

**EACH AND ALL OF THE POWERS GRANTED HEREIN SHALL BE EXERCISED BY MY AGENT ONLY AS TO TRANSACTIONS INVOLVING THE FOLLOWING DESCRIBED REAL PROPERTY ("Real Property"):**

**PARCEL 1:**

**ALL OF LOT 13 AND THAT PORTION OF LOT 8 OF COUNTY OF SAN DIEGO TRACT NO. 4558, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11899, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 17, 1987, DESCRIBED AS FOLLOWS:**

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8, BEING A POINT ON THE ARC OF A 48.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE THROUGH SAID POINTS BEARS SOUTH 85 DEG 40'40" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 25.47 FEET THROUGH A CENTRAL ANGLE OF 30 DEG 24'06"; THENCE LEAVING SAID LINE SOUTH 55 DEG 16'34" EAST, 12.06 FEET; THENCE SOUTH 65 DEG 12'50" EAST, 8.84 FEET TO THE BEGINNING OF A NON-TANGENT 55.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A RADIAL LINE THROUGH BEARS NORTH 11 DEG 19'58" WEST; THENCE ALONG THE ARC OF SAID CURVE 27.72 THROUGH A CENTRAL ANGLE OF 28 DEG 37'15" TO THE BEGINNING OF A NON-TANGENT 76.50 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE THROUGH BEARS SOUTH 13 DEG 01'37" WEST; THENCE ALONG THE ARC OF SAID CURVE 14.81 FEET THROUGH A CENTRAL ANGLE OF 11 DEG 05'23" TO THE BEGINNING OF A NON-TANGENT 81.50 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE THROUGH BEARS SOUTH 0 DEG 57'38" EAST; THENCE ALONG THE ARC OF SAID CURVE 20.73 FEET THROUGH A CENTRAL ANGLE OF 14 DEG 34'19" TO THE BEGINNING OF A NON-TANGENT 265.50 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE THROUGH BEARS SOUTH 22 DEG 26'11" EAST; THENCE ALONG THE ARC OF SAID CURVE 37.17 FEET THROUGH A CENTRAL ANGLE OF 8 DEG 01'19" TO THE BEGINNING OF A NON-TANGENT 134.50 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE THROUGH BEARS NORTH 25 DEG 52'47" WEST; THENCE ALONG THE ARC OF SAID CURVE 23.98 FEET THROUGH A CENTRAL ANGLE OF 10 DEG 12'52" TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8 DISTANT THEREON SOUTH 85 DEG 40'40" EAST, 128.05 FEET FROM SAID NORTHWESTERLY CORNER OF LOT 8; THENCE NORTH 85 DEG 40'40" WEST, 128.05 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, ALONG AND ACROSS LOT 45 OF COUNTY OF SAN DIEGO TRACT NO. 4558, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11899, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 17, 1987, DESIGNATED ON SAID MAP AS "PRIVATE STREET," ALSO KNOWN AS VIA ASCENDO, VIA NARANJAL, QUERIDA SOL AND AVENIDA DEL DUQUE, ALL AS SHOWN ON SAID MAP NO. 11899.

A.P.N.: 265-442-32-00

Special Power of Attorney - continued

File No.: DEN-2887875 (PH)

Commonly known as: 18103 Via Ascenso, Rancho Santa Fe, CA 92067

I GIVE AND GRANT to my Agent full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done involving the Real Property as fully to all intent and purposes as I might or could do if personally present, hereby expressly ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue of this grant of authority.

This Special Power of Attorney will automatically terminate ninety (90) days from the date of this Special Power of Attorney as indicated below ("Termination Date"). (If you do not want this Special Power of Attorney to automatically terminate, you must cross out the foregoing sentence and initial beside it.)

I understand and agree that (a) any third party who receives a copy of this document may act in reliance on it; and (b) that revocation of this Special Power of Attorney prior to the Termination Date is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this Special Power of Attorney. I UNDERSTAND AND AGREE THAT THIS DOCUMENT MAY BE RECORDED IN THE PUBLIC RECORDS FOR REAL PROPERTY TRANSACTIONS AND IF IT IS RECORDED, I UNDERSTAND THAT TO EFFECTIVELY REVOKE PRIOR TO THE TERMINATION DATE WILL REQUIRE THAT I RECORD THE REVOCATION.

IT IS RECOMMENDED THAT YOU CONSULT LEGAL COUNSEL BEFORE EXECUTING THIS DOCUMENT.

Dated: ~~September 25, 2007~~ 10/4/2007

*[Signature]*  
John D. Watkins, Jr.

Dinah Chong Watkins **People's Republic of China**  
STATE OF **Municipality of Beijing** ) SS:  
COUNTY OF **Embassy of the United States of America** )

On OCT 04 2007 before me, Anna Lane

Notary Public, personally appeared *John D. Watkins Jr. and Dinah Chong Watkins*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Anna Lane*  
*Community Association*

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

My Commission Expires: \_\_\_\_\_ This area for official notarial seal



Notary Name: \_\_\_\_\_  
Notary Registration Number: *N/A*

Notary Phone: *0986-10-6532343*  
County of Principal Place of Business: *P. R. China*


**CERTIFICATION MADE UNDER PENALTY OF PERJURY**

(C.C.P. 2015.5)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

10-15-07

Date and Place

 FALC

Signature

Anna Lane  
consular Associate

Presidential Commissions Do NOT Expire