

TAX MAP NO: 41A1-4-F-2

Prepared By: Stephen P. Will (VSB No. 16024)  
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### SPECIAL POWER OF ATTORNEY

I, GEORGE RUSSELL NELSON, appoint Stephen P. Will or Philip L. Thornton, IV, either one of whom may act, to serve as my agent under this special power of attorney and authorize my agent to exercise the following powers in my behalf: to sign and deliver any contract, paper and other document in regard to the purchase of the property lying in the State of Virginia, Town and County of Culpeper, and more particularly described as 219 West Asher Street, Culpeper, Virginia.

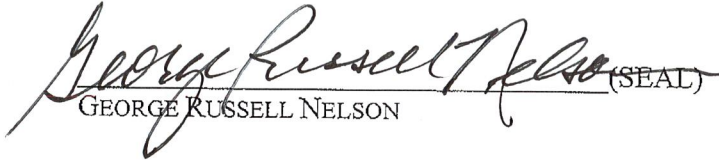
My agent shall make, endorse, receive, sign, seal, execute, acknowledge, accept and deliver any and all deeds, receipts, releases, warranties, affidavits, contracts, addenda, settlement statements, and disclosure documents, and any such other instrument or instruments in writing of whatever kind, character and nature as may be necessary to complete the purchase and the settlement process.

FURTHER, THIS POWER OF ATTORNEY shall remain in full force and effect until revoked, suspended or terminated by a document executed and acknowledged by me and recorded among the Land Records for Culpeper County, Virginia. This Power of Attorney shall be binding on me, my heirs, successors, assigns, executors, administrators and personal representatives, and any person receiving this Power of Attorney shall be entitled to rely on the authority herein given until and unless a document expressly revoking the powers herein given is recorded among the aforesaid Land Records.

This Power of Attorney shall not terminate on my disability and all power and authority vested in my agent by this power of attorney shall continue and be exercisable by my agent on my behalf notwithstanding any subsequent disability, incompetence or incapacity on my part. All acts done by my agent pursuant to this power of attorney during the period of any such disability, incompetence or incapacity, shall have the same effect and shall inure to the benefit of, and bind myself as fully as if I were not subject to such disability, incompetence, or incapacity. I fully intend for my agent to continue to carry on my affairs during any period of disability, incompetence, or incapacity.



I have signed and sealed this power of attorney this 6 day of February, 2018.

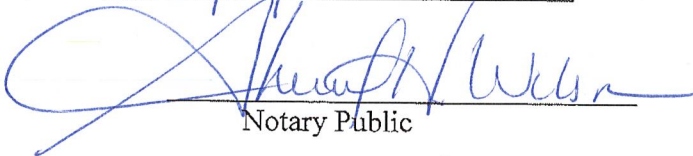
  
GEORGE RUSSELL NELSON (SEAL)

STATE OF VERMONT,

CITY/COUNTY OF STOWE/LAMOILLE, to-wit:

The foregoing instrument was signed and acknowledged before me by George Russell Nelson on this the 6<sup>th</sup> day of February, 2018.

My commission expires: 02/10/19

  
Notary Public

Registration No: NA

Bidding instructions:

Since bank opening bid not yet known,  
would authorize opening bid @ just above bank  
bid (probably \$380,000+ range) with max bid  
if necessary, \$400,000!

  
2/6/2018