

UNIVERSAL POWER OF ATTORNEY

5715

THE STATE OF TEXAS)
COUNTY OF LAMAR)

KNOW ALL MEN BY THESE PRESENTS:

I, LEORA R. TRAINER, (SOCIAL SECURITY No. [REDACTED], OF LAMAR COUNTY, TEXAS HAVE MADE, CONSTITUTED AND APPOINTED, AND BY THESE PRESENTS DO MAKE, CONSTITUTE AND APPOINT MY HUSBAND, JACK W. TRAINER, ALSO OF LAMAR COUNTY, TEXAS, MY TRUE AND LAWFUL AGENT AND ATTORNEY, FOR ME AND IN MY NAME, PLACE AND STEAD, TO DO ANY AND EVERY ACT AND EXERCISE ANY AND EVERY POWER THAT I MIGHT OR COULD DO OR EXERCISE THROUGH ANY OTHER PERSON AND THAT HE SHALL DEEM PROPER OR ADVISABLE, INTENDING TO VEST IN HIM A FULL AND UNIVERSAL POWER OF ATTORNEY; HEREBY RATIFYING AND CONFIRMING WHATSOEVER MY ATTORNEY-IN-FACT SHALL AND MAY DO BY VIRTUE HEREOF IN THE PREMISES; AND I STIPULATE AND DIRECT:

THAT NO PERSON OR PARTY DEALING WITH MY ATTORNEY-IN-FACT SHALL BE RESPONSIBLE FOR, OR UNDER OBLIGATION WITH RESPECT TO, THE APPLICATION OF THE PROCEEDS OF ANY TRANSACTION WITH HIM NOR BE OBLIGED TO INQUIRE INTO THE PROPRIETY OF HIS EXERCISE OF AUTHORITY; AND

THAT THIS POWER OF ATTORNEY SHALL REMAIN IN FULL FORCE AND EFFECT, ABSENT ACTUAL NOTICE OF ITS REVOCATION OR, INSOFAR AS REAL ESTATE IS CONCERNED, UNLESS SUCH REVOCATION IS ENTERED OF RECORD IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED AND SITUATED; FURTHER, THIS POWER OF ATTORNEY SHALL NOT TERMINATE ON MY DISABILITY, AND SHALL BE DEEMED TO BE IN FORCE AND EFFECT NOTWITHSTANDING MY DEATH UNLESS THAT FACT IS KNOWN BY ALL PERSONS OR PARTIES WHOSE PECUNIARY INTERESTS WOULD THEREBY BE AFFECTED BY THE PARTICULAR TRANSACTION;

TO ENTER INTO AND TAKE POSSESSION OF ANY OR ALL THE LANDS, TENEMENTS, HEREDITAMENTS AND REAL ESTATE WHATSOEVER TO OR IN WHICH I AM OR MAY BE IN ANY WAY ENTITLED OR INTERESTED, INCLUDING BUT NOT LIMITED TO ANY AND ALL REAL PROPERTY AND REAL PROPERTY INTERESTS OWNED BY ME OR IN WHICH I HAVE AN INTEREST IN LAMAR COUNTY, TEXAS, AND ANY AND ALL OIL AND MINERAL INTERESTS OWNED BY ME IN LAMAR COUNTY, TEXAS; TO CONTRACT TO SELL, SELL, CONVEY, TRANSFER TITLE TO, OR DELIVER POSSESSION OF, THE SAME OR ANY PART THEREOF TO

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ANY GRANTEE WHOMSOEVER, FOR SUCH SUM, ON SUCH TERMS AND WITH SUCH AGREEMENTS AS TO HIM SHALL SEEM PROPER; TO MAKE, EXECUTE, ACKNOWLEDGE AND DELIVER GOOD AND SUFFICIENT CONVEYANCES FOR THE SAME UPON ANY SUCH CONSIDERATION AND WITH ANY SUCH CLAUSES, COVENANTS AND AGREEMENTS TO BE THEREIN CONTAINED AS MY ATTORNEY-IN-FACT SHALL THINK FIT AND CONVENIENT; AND UNTIL THE SAME SHALL BE SOLD, TO DEMISE, LEASE OR FARMLET SAID REAL ESTATE TO SUCH PERSON OR PERSONS AND FOR SUCH RENT AS HE MAY SEE FIT; AND TO ASK, DEMAND, RECOVER, COLLECT AND RECEIVE ALL SUMS OF MONEY WHICH SHALL BECOME DUE AND OWING TO ME BY MEANS OF ANY SUCH SALE, CONVEYANCE OR LEASE, TO TAKE ALL LAWFUL WAYS AND MEANS FOR THE RECOVERY THEREOF, TO COMPOUND AND AGREE FOR THE SAME, AND TO EXECUTE AND DELIVER SUFFICIENT ACQUITTANCES, RELEASES AND DISCHARGES THEREFOR, AS WELL AS OF ANY LIEN OR LIENS SECURING ANY OBLIGATION ARISING IN CONNECTION THEREWITH;

TO SIGN AND DELIVER AND IN ANY AND ALL PROPER WAYS TO EXECUTE ANY BOND OR PROMISSORY NOTE OR DRAW ANY BILL OF EXCHANGE, CHECK OR PROMISSORY NOTE WHICH IT MAY SEEM TO HIM TO BE PROPER TO EXECUTE, SIGN, DRAW, ACCEPT OR ENDORSE IN AND ABOUT MY BUSINESS, INCLUDING BUT NOT LIMITED TO ALL CHECKING AND SAVINGS ACCOUNTS, AND CERTIFICATES OF DEPOSIT IN MY NAME OR IN WHICH I HAVE AN INTEREST WITH LAMAR NATIONAL BANK, PARIS, TEXAS AND IOWA COMMUNICATIONS CREDIT UNION, OR SUCCESSORS THEREOF;

TO MANAGE AND SUPERVISE ALL AND ANY LANDS, TENEMENTS AND HEREDITAMENTS, TO DO THEREWITH WHAT IS USUAL AND CUSTOMARY TO DO WITH PROPERTY OF THE SAME KIND IN THE SAME LOCALITY, AND TO BRING ALL ORDINARY AND APPROPRIATE ACTIONS FOR THE PURPOSE OF ENFORCING ALL CLAIMS WHICH AN AGENT WITH THE POWERS CONFERRED ABOVE WOULD BE ENTITLED TO BRING FOR OR ON MY BEHALF; AND

TO SIGN, ENDORSE, EXECUTE, ACKNOWLEDGE, DELIVER, RECEIVE AND POSSESS SUCH APPLICATIONS, CONTRACTS, DEEDS, CONVEYANCES, TRUST DEEDS, SECURITY AGREEMENTS, BILLS OF SALE, LEASES, MORTGAGES, REAL ESTATE CLOSING AND SETTLEMENT PAPERS, ASSIGNMENTS, INSURANCE POLICIES, PROCEEDS OF INSURANCE POLICIES OR DISABILITY INCOME--EITHER FROM PRIVATE OR GOVERNMENT AGENCIES--PROCEEDS FROM GOVERNMENT PENSION OR RETIREMENT PLANS, BILLS OF LADING, WAREHOUSE RECEIPTS, DOCUMENTS OF TITLE, BILLS, BONDS (INCLUDING BUT NOT LIMITED TO U. S. SAVINGS BONDS), DEBENTURES, CHECKS (INCLUDING BUT NOT LIMITED TO SOCIAL SECURITY CHECKS AND VETERANS ADMINISTRATION CHECKS), DRAFTS, BILLS OF EXCHANGE, NOTES, STOCK CERTIFICATES, PROXIES, WARRANTS, COMMERCIAL PAPER, RECEIPTS, WITHDRAWAL RECEIPTS AND DEPOSIT INSTRUMENTS

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RELATING TO ACCOUNTS OR DEPOSITS IN, OR CERTIFICATES OF DEPOSIT OF, BANKS, SAVINGS AND LOANS, OR OTHER INSTITUTIONS OR ASSOCIATIONS, PROOFS OF LOSS, EVIDENCES OF DEBTS, RELEASES, AND SATISFACTION OF MORTGAGES, JUDGMENTS, LIENS, SECURITY AGREEMENTS, AND OTHER DEBTS AND OBLIGATIONS, AND SUCH OTHER INSTRUMENTS IN WRITING OF WHATEVER KIND AND NATURE AS MAY BE NECESSARY OR PROPER IN THE EXERCISE OF THE RIGHTS AND POWERS HEREIN GRANTED.

AS STATED ABOVE, THIS POWER OF ATTORNEY SHALL NOT TERMINATE ON MY DISABILITY; GIVING AND GRANTING UNTO MY AFORESAID ATTORNEY-IN-FACT FULL POWER AND AUTHORITY TO DO AND PERFORM ALL AND EVERY ACT AND THING WHATSOEVER REQUISITE AND 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; ALSO GIVING AND GRANTING UNTO MY ATTORNEY FULL POWER TO SUBSTITUTE ONE OR MORE ATTORNEY OR ATTORNEYS UNDER HIM, IN OR CONCERNING THE PREMISES OR ANY PART THEREOF, AND SUCH SUBSTITUTION AT HIS PLEASURE TO REVOKE, HEREBY RATIFYING AND CONFIRMING WHATSOEVER MY SAID ATTORNEY OR HIS SUBSTITUTE OR SUBSTITUTES SHALL AND MAY DO BY VIRTUE HEREOF; AND I AGREE AND REPRESENT TO THOSE DEALING WITH MY ATTORNEY-IN-FACT OR HIS SUBSTITUTE OR SUBSTITUTES THAT THIS POWER OF ATTORNEY MAY BE VOLUNTARILY REVOKED BY REVOCATION ENTERED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF LAMAR COUNTY, TEXAS.

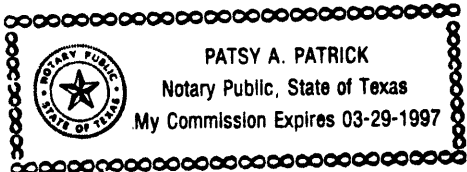
IN EVENT OF THE DEATH, DISABILITY, INCAPACITY OR RESIGNATION OF JACK W. TRAINER AS ATTORNEY-IN-FACT AFORESAID, I MAKE, NOMINATE, CONSTITUTE AND APPOINT LINDA R. GREASER, SUCCESSOR OR SUBSTITUTE ATTORNEY-IN-FACT HEREUNDER, TO SUCCEED TO, HAVE, POSSESS AND EXERCISE ALL THE RIGHTS, POWERS AND PRIVILEGES CONFERRED UPON AND EXERCISABLE BY MY ORIGINAL APPOINTEE; AND HIS CERTIFICATION IN WRITING THAT MY ORIGINAL APPOINTEE HAS DIED, BECOME DISABLED, INCAPACITATED, OR THAT HE HAS RESIGNED, SHALL IN AND OF ITSELF ESTABLISH SUCH FACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND, THIS 20TH DAY OF SEPTEMBER, 1994.


LEORA R. TRAINER

THE STATE OF TEXAS)
COUNTY OF LAMAR)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20TH
DAY OF SEPTEMBER, 1994, BY LEORA R. TRAINER.



Patsy A. Patrick
NOTARY PUBLIC, STATE OF TEXAS

ON THIS 20TH DAY OF SEPTEMBER, 1994, LEORA R. TRAINER REQUESTED US, THE UNDERSIGNED WITNESSES, EACH BEING FOURTEEN (14) YEARS OF AGE OR OLDER, TO ACT AS WITNESSES TO HIS SIGNATURE ON THE FOREGOING UNIVERSAL POWER OF ATTORNEY; AND WE DO HEREUNTO SUBSCRIBE OUR NAMES AS SUCH WITNESSES.

Lynda Garner
WITNESS

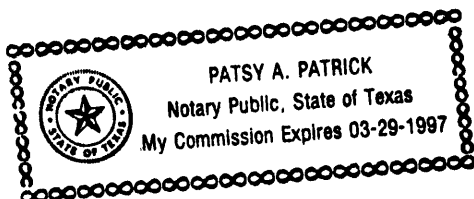
Route 1 Box 88A4
Cooper, Texas
ADDRESS

Elfie Roberts
WITNESS

3220 E. Houston
Paris, Texas
ADDRESS

THE STATE OF TEXAS)
COUNTY OF LAMAR)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20TH
DAY OF SEPTEMBER, 1994, BY LYNDA GARNER AND
ELFIE ROBERTS AS WITNESSES.



Patsy A. Patrick
NOTARY PUBLIC, STATE OF TEXAS

WHEN RECORDED, RETURN TO:

MRS. JACK W. TRAINER
R. R. #1, Box 275D
ARTHUR CITY, TEXAS 75411

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AWC:Lsg 9/15/9494

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BY _____
DEPUTY

KATHI FOGLE
COUNTY CLERK

1994 SEP 20 PM 4: 14

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DELAWARE COUNTY IOWA
FILED

1999 JUN 22 PM 1:35

BOOK 1999 PAGE 2170
DELAWARE COUNTY
DELAWARE COUNTY RECORDER
#21.00

STATE OF TEXAS
I hereby certify that this instrument was filed on
the date and time stamped hereon by me and was duly
recorded in the volume and page of the named records
of Lamar County, Texas as stamped hereon by me.

COUNTY OF LAMAR

Kathy Pool
COUNTY CLERK Lamar County, Texas

PSB