

Dallas County  
John F. Warren  
Dallas County Clerk



Instrument Number: [REDACTED] 427

Real Property Recordings

Recorded On: July 30, 2020 07:29 AM

Number of Pages: 9

**" Examined and Charged as Follows: "**

Total Recording: \$54.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: [REDACTED] 427  
Receipt Number: [REDACTED] 734  
Recorded Date/Time: July 30, 2020 07:29 AM  
User: [REDACTED]  
Station: [REDACTED]

**Record and Return To:**

junart sodoy  
[REDACTED]  
DALLAS TX [REDACTED]



STATE OF TEXAS  
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren  
Dallas County Clerk  
Dallas County, TX

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**After Recording and Certification return to:**

Junart Nabor Sodoy, Administrator  
In Care of General Post Office  
General Delivery  
Dallas, Texas

**Registered Mail No.:**

=====
RE 163 734 354 US
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----- For recorder's use only -----

**APPOINTMENT OF POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, I, JUNART NABOR SODOY, ENS LEGIS holding the Office of Person, Naturalized through the U.S. DEPARTMENT OF JUSTICE, Certificate of Citizenship File No.: [REDACTED] INF No.: [REDACTED] after conveyance from the State of the REPUBLIC OF THE PHILIPPINES, PHILIPPINE STATISTICS AUTHORITY (BReN:) [REDACTED]-5 by his natural mother Fiorella [REDACTED] Sodoy, do hereby appoint Junart Nabor Sodoy, a true man of God found to be breathing with life, who is of the age of majority and the age of discretion, as my duly appointed lawful Attorney-in-Fact on this third day of the June month of the year two thousand twenty. I further constitute and restore full power of Attorney-in-fact immediately to Junart Nabor Sodoy, a civilian domiciled on the land of Texas to act on my behalf, in my place and stead over all my business affairs. The powers listed below in this section are not exclusive of any other power and authority to act but are expressed for clarity of purpose relating to specific matters. All other powers and authority not expressed herein are granted to secure unalienable rights to life, liberty and pursuit of happiness in every situation. This durable power of attorney is durable and is not terminated by subsequent incapacity of the Principal.

18 **A. Real property transactions.** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, tear down, alter, rebuild, improve manage, insure, move, rent, lease, sell, convey, subject to liens, mortgages, and security deeds, and in any way or manner deal with all or any part of any interest in real property whatsoever, including specifically, but without limitation, real property lying and being situated on the soil of State and all other states of the united States of America, under such terms and conditions, and under such covenants, as my Agent shall deem proper and may for all deferred payments accept purchase money notes payable to me and secured by mortgages or deeds to secure debt, and may from time to time collect and cancel any of said notes, mortgages, security interests, or deeds to secure debt.

18 **B. Tangible personal private property transactions.** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale,





purchase, exchange, and acquisition of, and to accept, take, receive, and possess any personal private property whatsoever, tangible or intangible, or interest thereto, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens or mortgages, or to take any other security interests in said property which are recognized in equity under the Supreme Law of the Land and laws of the State republic or any applicable state, or otherwise hypothecate (pledge), and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I own at the time of execution or may thereafter acquire, under such terms and conditions, and under such covenants, as my Agent shall deem proper.

   **C. Stock and bond transactions.** To purchase, sell, exchange, surrender, assign, redeem, vote at any meeting, or otherwise transfer any and all shares of stock, bonds, or other securities in any business, association, corporation, partnership, or other legal entity, whether private or public, now or hereafter belonging to me.

   **D. Commodity and option transactions.** To organize or continue and conduct any business which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation in any form, whether as a proprietorship, joint venture, partnership, corporation, trust, corporate sole or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the principal could if present and under no disability.

   **E. Banking and other financial institution transactions.** To open accounts, make, receive, sign, endorse, execute, acknowledge, deliver and possess private checks, drafts, bills of exchange, letters of credit, notes, certificates, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations. To issue private instruments to pay, discharge and set-off all sums of money, at any time or times, that may hereafter be owing by me upon any account. To issue any bill of exchange, check, draft, purchase, contract, note, or trade acceptance made, executed, endorsed, accepted, and delivered by me or for me in my name, by my Agent. To borrow from time to time such sums of money as my Agent may deem proper and execute private promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part. To have free access at any time or times to any safe deposit box or vault to which I might have access. To issue private instruments, tender or lawful money to set-off or discharge any account, account stated, debt, public or private obligation.





AS **F. Business operating transactions.** To conduct, engage in, and otherwise transact the affairs of any and all lawful business ventures or private Massachusetts business trusts of whatever nature or kind that I may now or hereafter be involved in.

AS **G. Insurance and annuity transactions.** To exercise or perform any act, power, duty, right, or obligation, in regard to any contract of life, accident, health, disability, liability, or other type of insurance or any combination of insurance; and to procure new or additional contracts of insurance for me and to designate the beneficiary of same; provided, however, that my Agent cannot designate himself or herself as beneficiary of any such insurance contracts.

AS **H. Estate, trust, and other beneficiary transactions.** To accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish revocable and irrevocable trusts solely for the benefit of the principal that terminates at death of the principal if revocable and twenty-one years after the death of the last known beneficiary if irrevocable and is then distributable to the heirs of the estate of the principal; and, in general, exercise all powers with respect to estates and trusts which the principal could exercise if present and under no disability.

AS **I. Gifts** – To make gifts, grants, or other transfers (including the forgiveness of indebtedness and the completion of any charitable pledges I may have made) without consideration, either outright or in trust to such person(s) (including my attorney-in-fact hereunder) or organizations as my attorney-in-fact shall select, including, without limitation, the following actions: (a) transfer by gift in advancement of a bequest or devise to beneficiaries under my will or in the absence of a will to my spouse and descendants in whatever degree; and (b) release of any life interest, or waiver, renunciation, disclaimer, or declination of any gift to me by will, deed, or trust.

AS **J. Claims and litigation.** To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my property, real or personal, or any part thereof, or touching any matter in which I or my property, real or personal, may be in any way concerned. To defend, settle, adjust, make allowances, compound, submit to arbitration, and compromise all accounts, reckonings, claims, and demands whatsoever that now are, or hereafter shall be, pending between me and any person and any domestic or foreign, natural person, firm, corporation, government agency, or other legal entity, in such manner and in all respects as my Agent shall deem proper.





AS **K. Personal and family maintenance.** To hire accountants, counselors at law, consultants, clerks, physicians, nurses, agents, servants, workmen, and others and to remove them, and to appoint others in their place, and to pay and allow the person so employed such salaries, wages, or other remunerations, as my Agent shall deem proper.

AS **L. Benefits from Social Security, Medicare, Medicaid, or other governmental programs.** To prepare, sign and file any claim or application for Social Security or unemployment; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service, and governmental benefits, including but not limited to Medicare and Medicaid, which the principal could exercise if present and under no disability.

AS **M. Tax matters.** To prepare, to make elections, revoke elections, to execute and to file all tax, social security, unemployment insurance, and informational returns *mandated* by the laws of the United States of America, or of any state or subdivision thereof, or of any foreign government; to prepare, to execute, and to file all other papers and instruments which the Agent shall think to be desirable or necessary for safeguarding of me against excess or illegal taxation or against penalties imposed for claimed violation of any law or other governmental regulation; and to pay, to compromise, or to contest or to apply for refunds in connection with any taxes or assessments for which I am or may be assumed liable.

**Authority to Delegate:** My Agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my Agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

**Authority of Attorney-in-Fact:** Any party dealing with my attorney-in-fact hereunder may rely absolutely on the authority granted herein and need not look to the application of any proceeds nor the authority of my attorney-in-fact as to any action taken hereunder. In this regard, no person who may in good faith act in reliance upon the representations of my attorney-in-fact or the authority granted hereunder shall incur any liability to me or my estate as a result of such act. I hereby ratify and confirm whatever my attorney-in-fact shall lawfully do under this instrument. My attorney-in-fact is authorized as he deems necessary to bring an action in court so that this instrument shall be given the full power and effect that I intend on by executing it.

**Liability of Attorney-in-Fact:** My attorney-in-fact shall not incur any liability to me under this power except for a breach of fiduciary duty.





**Reimbursement of Attorney-in-Fact:** My attorney-in-fact is entitled to reimbursement for reasonable expenses incurred in exercising powers hereunder, and to reasonable compensation for services provided as attorney-in-fact.

**Amendment and Revocation:** I can amend or revoke this power of attorney through a writing delivered to my attorney-in-fact. Any amendment or revocation is ineffective as to a third party until such third party has notice of such revocation or amendment.

I, JUNART NABOR SODOY, State of Republic of the Philippines, Philippine Statistics Authority (BRen:) [REDACTED]-5 and Naturalized in Jim Wells County, Texas by the U.S. DEPARTMENT OF JUSTICE, CERTIFICATE OF CITIZENSHIP FILE NO.: [REDACTED] INF NO.: [REDACTED], ENS LEGIS, person in probate by the seal of the State of the UNITED STATES DEPARTMENT OF JUSTICE Custodian, and the PHILIPPINE STATISTICS AUTHORITY Registrar, Grantor of the JUNART NABOR SODOY, Estate, do hereby revoke and nullify all authority with or without express or implied powers of attorney previously appointed or presumed by operation of law, by me, my agents, parents, authorized representatives, et al. This revocation extends to all parties including but not limited to any assumed powers of attorney by family members, neighbors, the public at large, corporations, corporate and non-corporate legal entities, persons, public officials, state and federal agents and agencies, attorneys, offices and office holders, the STATE OF TEXAS, all 50 STATES of the Union, the UNITED STATES.

I further revoke all authority to maintain personal, private, information about me and the Estate in any and all State, Federal, private, commercial and corporate information systems registries including but not limited to electronic data, hard copy written data, audio data, photographic data and all information including age, birth, location, nationality, gender, ethnicity, religion, personal preferences, family members and their information, physical feature information such as eye color, hair color, tattoos, skin color, skin markings, DNA, all financial information, all credit information, property information, offspring information, marital, former marital and former relationship information, sexual information, educational information, et al.

I hereby revoke all previous signatures on all state and federal documentation, forms, contracts, trusts, licenses, registrations, social security forms, tax forms, voting forms, et al as well as on all public and private commercial forms, financial institution forms, financial transactions, secured transactions, security contracts, securities, credit transactions, credit contracts, bank account transactions, accounts held by internet companies and all public and privately held accounts and transactions.


This revocation of Power of Attorney revokes, makes null and void and rebuts all assumptions and presumptions of authority by any STATE and FEDERAL agents and agencies *nunc pro tunc ab initio* and no man, woman, legal person, elected official, government, ecclesiastic priest, pastor, minister or other entity whatsoever shall have any power to administrate the Estate.

**Photocopies:** Photocopies of this document can be relied upon as though they were originals.



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 said Attorney shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon my said Attorney or cause to be done by virtue of these presents. The power herein conferred upon him/her shall be exercised, and whatever situation.

My said Attorney-in-Fact is empowered hereby to determine in his/her sole discretion the time when, purpose for and manner in which any power herein conferred upon him/her shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by him/her pursuant hereto; and in the acquisition or disposition of real or personal property, my said Attorney shall have exclusive power to fix the terms thereof for cash, credit and/or context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Signed by Authorized Party: Junart Nabor Sodoy  
Junart Nabor Sodoy, General Executor 

For and on behalf of the party executing this Document

Respectfully Submitted,

**DECLARATION OF WITNESSES**

We the undersigned witnesses, hereby affirm under penalty of perjury under the laws of the United States of America, on the date written above, that the agent for the Principal, appeared before us and declared that this instrument is the durable power of attorney-in-fact and that he willingly affixed his signature to the Revocation of Power of Attorney and Durable Power of Attorney by his own free will act and deed for the purposes stated therein.

  
Witness's signature

  
Witness's address

  
Witness's signature

  
Witness's address

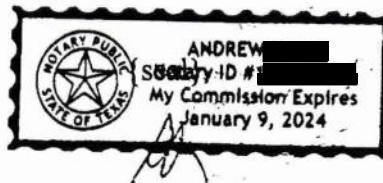




Texas }  
          } ss.  
Dallas County }

On this 9<sup>th</sup> day of July in the year of Yeshua two thousand twenty, appeared Junart Nabor Sodoy, who has proven by satisfactory evidence, to be the man subscribing to the within instrument.

Notary Public [Signature]  
My Commission Expires 1/9/2024



**ACKNOWLEDGEMENT OF AGENT**

I, Junart Nabor Sodoy, under penalty of perjury under the laws of the United States of America accept the fiduciary and lawful duties expressed in this durable power of attorney-in-fact by acknowledging and subscribing below.

By: [Signature]  
Junart Nabor Sodoy, General Executor

RE 163 734 371 US





Universal Postal Union  
1874-1974 IOcUS

RE 163 734 204 US  
RE 163 734 385 US

*James Walter Scott*

STATE OF TEXAS  
COUNTY OF DALLAS  
I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas, and that the same is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas, and that the same is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas, and that the same is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas.

JUL 30 2020

COUNTY CLERK, Dallas County, Texas  
Deputy



by my hand and signature this instrument is duly charged

18 USC §8. Obligation or other security of the United States defined

The term "obligation or other security of the United States" includes all bonds, certificates of indebtedness, national bank currency, Federal Reserve notes, Federal Reserve bank notes, coupons, United States notes, Treasury notes, gold certificates, silver certificates, fractional notes, certificates of deposit, bills, checks, or drafts for money, drawn by or upon authorized officers of the United States, stamps and other representatives of value, of whatever denomination, issued under any Act of Congress, and canceled United States stamps.

Law In Effect As Of Date: January 3, 2012

Positive Law: Yes  
Disposition: standard Source Credit [June 29, 1948, ch. 645, 62 Stat. 685]  
Statutes at Large References: [35 Stat. 1113] [52 Stat. 7] [62 Stat. 685]

18 USC § 8. Obligation or other security of foreign government defined  
The term "obligation or other security of any foreign government" includes, but is not limited to, uncancelled stamps, whether or not denominated.  
Added Pub. L. 85-521, 55 Stat. 2, 1950, 72 Stat. 1771.

00 402 463 287 20  
00 230 457-231 20



THE STATE OF TEXAS  
COUNTY OF DALLAS

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.  
I hereby certify on

JUL 30 2020



COUNTY CLERK, Dallas County, Texas

By [Signature] Deputy