

POWER OF ATTORNEY

I, Jeffrey R. Moore, of Texas County, Missouri, as principal (the "Principal") have this day appointed my wife, Jenny T. Moore, of Texas County, Missouri, to serve as my attorney in fact ("Attorney in Fact") and to exercise the powers set forth below.

Article I. I give to my attorney in fact the authority and power specified in this Article to be used on my behalf with respect to any and all of my interest in real property as follows:

Real Property - Language conferring general authority with respect to real property transactions means that I authorize the attorney in fact to do the following:

- (1) Sell, exchange, convey with or without covenants, quitclaim, release, surrender, mortgage, encumber, partition or consent to partitioning, plat or consent to platting, lease, sublet, or otherwise dispose of an estate or interest in real property.
- (2) Release in whole or in part, assign in whole or in part, satisfy in whole or in part, and enforce by action or proceeding, a mortgage, an encumbrance, a lien or other claim to real property that exists or is claimed to exist in favor of the principal.
- (3) Demand, receive, or obtain by action or proceeding money or other things of value to which the principal is, may become, or may claim to be entitled to as the proceeds of an interest in real property or of one (1) or more transactions under this section, conserve, invest, disburse, or use any proceeds received for purposes authorized under this section, and reimburse the attorney in fact for expenditures properly made by the attorney in fact.
- (4) Agree and contract in any manner and on any terms with a person for the accomplishment of any purpose under this section and perform, rescind, reform, release, or modify an agreement or a contract made by or on behalf of the principal.
- (5) Execute, acknowledge, seal, and deliver a deed, revocation, mortgage, lease, notice, check or other instrument that the attorney in fact considers useful for the accomplishment of a purpose under this section.
- (6) Prosecute, defend, submit to arbitration, settle, and propose or accept a compromise with respect to a claim existing in favor of or against the principal based on or involving a real property transaction, and intervene in an action or proceeding relating to a claim.
- (7) Execute any and all deeds, affidavits, closing statements, and any other documents necessary to complete the sale of the following described real property located in Lake County, Indiana:

Parcel I: Part of the Northwest 1/4 of the Northwest 1/4 of Section 31; Town ship 34 North, Range 7 West of the 2nd Principal Meridian, described as: Commencing at a point 39.1 feet North of the Southwest corner of Lot 4, in the Town of Leroy; thence running due West 100 feet; thence North 220 feet, more or less, to the South line of Public Road; thence Southeasterly along the South line of said road to the West line of Lot 2 in said Town of Leroy; thence South 150 feet, more or less to the point of beginning, in Lake County, Indiana.

FILED

Hold for:
INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307 986195-21

JUN 25

001806

SAM ORLICH
AUDITOR LAKE COUNTY

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Handwritten notes: 1600, 2/20/20, CK# 10720

Parcel II: A part of the Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point 39.10 feet North of the Southwest corner of Lot 4, Town of Leroy; thence West 100 feet; thence North 210.20 feet, more or less to the Southerly right of way of State Road 53; thence Northwesterly on said right of way line 10.693 feet to the North line of Section 31; thence West on the North line of said Section 31 a distance of 153.50 feet; thence South 416.30 feet; thence East 261.50 feet to the West line of the Town of Leroy; thence North 200.00 feet to the place of beginning.

Except the following 3 parcels:

Parcel A: Part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 7 West of the 2nd Principal Meridian, in Winfield Township, Lake County, Indiana, described as follows: Beginning at a point on the North line of the Northwest $\frac{1}{4}$ of said Section 31 which is North 90 degrees 00 minutes, 00 seconds West 1,570.41 feet distant from a $\frac{5}{8}$ inch iron rod at the Northeast corner thereof (said point being the Northwest corner of a parcel conveyed to Earl R. and Zelma C. Heckman and described in Deed Record 1331 page 517, in the Office of the Recorder of Lake County, Indiana); thence South 00 degrees 09 minutes 59 seconds West along the West line of said Heckman parcel, 40.50 feet; thence North 80 degrees, 58 minutes, 30 seconds East, 164.17 feet to the Southwesterly right-of-way line of U.S. Highway 231; thence North 54 degrees 14 minutes 07 seconds West along said right-of-way line, 25.23 feet to the North line of the Northwest $\frac{1}{4}$ of Section 31; thence North 90 degrees 00 minutes 00 seconds West along said North line 141.54 feet to the point of beginning, in Lake County, Indiana.

Parcel B: Part of the Northwest $\frac{1}{4}$ of Section 31 Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at a point of 19.0 feet South of the Northwest corner of Lot 5, Town of Leroy, as per plat thereof, recorded in Plat Book 1 page 5, in the Office of the Recorder of Lake County, Indiana; thence West, at right angles from said point, a distance of 23.0 feet; thence South, parallel with the West line of said Town of Leroy, a distance of 42.0 feet; thence West, a distance of 238.5 feet; thence South 99.9 feet, more or less, to the Southwest corner of Parcel 2 in Warranty Deed 94080392, recorded November 29, 1994, in the Office of the Recorder of Lake County, Indiana; thence East, along the South line of said parcel 2, a distance of 261.50 feet to the West line of the Town of Leroy; thence North, along said West line, a distance of 141.90 feet to the point of beginning.

Parcel C: Part of the Northwest $\frac{1}{4}$ of Section 31 Township 34 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at a point 19.0 feet South of the Northwest corner of Lot 5, Town of Leroy, as per plat thereof, recorded in Plat Book 1 page 5, in the Office of the Recorder of Lake County, Indiana; thence West, at right angles at said point a distance of 23.0 feet; thence South, parallel with the West line of said Town of Leroy, a distance of 31.30 feet to the point of beginning; thence continuing South 10.7 feet; thence West a distance of 238.5 feet; thence Northeasterly a distance of 237.69 feet to the point of beginning.

more commonly known as 5121 U.S. 231, Leroy, Indiana.

This power of attorney specifically grants the right to the attorney in fact to enter into and complete the sale of the above described real estate.

(8) Perform any other act with respect to an estate or interest in property.

Article II. This power of attorney shall not be affected by the subsequent disability, or incapacity of the principal or lapse of time.

Article III The following provisions shall apply:

1. If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

2. This instrument shall be governed by the laws of the State of Indiana in all respects.

3. This instrument may be amended or revoked by me, and my agent, may be removed by me at any time by the execution by me of a written instrument of revocation, or removal delivered to my attorney in fact. My attorney in fact may resign by the execution of a written resignation delivered to me, or if I am mentally incapacitated, by delivery to any person with whom I am residing or who has the care and custody of me or in the case of an alternate agent, by delivery to my attorney in fact.

4. This instrument has been executed in duplicate. Both duplicate originals shall have equal force and effect.

5. My attorney in fact is authorized to make photocopies of this instrument as frequently and in such quantity as my attorney in fact shall deem appropriate. All photocopies shall have the same force and effect as the original.

IN WITNESS WHEREOF, I have executed this durable power of attorney this 10 day of June, 1998.



Jeffrey R. Moore
Jeffrey R. Moore

STATE OF MISSOURI, COUNTY OF Howell, SS:

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Jeffrey R. Moore, who acknowledged the execution of the above and foregoing instrument.

WITNESS my hand and Notarial Seal this 10th day of June, 1998.



Nancy S. Wilson
Notary Public (signature)

NANCY S. WILSON
Notary Public (typed or printed)

My Commission Expires: 10-04-2000
County of Residence of Notary Public: Howell

NOT OFFICIAL!

ACCEPTANCE
This Document is the property of

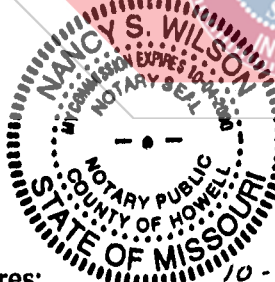
The undersigned acknowledges and accepts appointment as attorney in fact under this instrument.

Jenny T. Moore
Jenny T. Moore

STATE OF MISSOURI, COUNTY OF Howell, SS:

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Jenny T. Moore, who acknowledged the execution of the above and foregoing acceptance.

WITNESS my hand and Notarial Seal this 10th day of June, 1998.



Nancy S. Wilson
Notary Public (signature)

NANCY S. WILSON
Notary Public (typed or printed)

My Commission Expires: 10-04-2000
County of Residence of Notary Public: Howell

This instrument prepared by Herman Barber, attorney at law.