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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 AUG -2 AM 11:01

MICHAEL B. BROWN  
RECORDER

**LIMITED POWER OF ATTORNEY (SELLER)**

Know all men by these presents that I/we, **Richard Thomas** do hereby make, constitute and appoint **June Thomas**, an adult person, to be my/our true and-lawful Attorney-in-Fact, for me/us and in my/our name, place and stead to do any and all of the following:

1. To bargain, agree, contract to sell, execute a Warranty Deed, complete such sale and to tender possession of all property real and personal located at and described as:

Property Address: 324 North Delaware Street, Hobart, IN 46342

The property described above shall include any personal property or connection of therewith or any interest in such real or personal property upon such terms and conditions and under such covenants, my/our Attorney-in-Fact shall deem fit.

2. To enter into tax proration and escrow agreements in connection with such sale, upon such terms, my/our Attorney-in-Fact shall deem fit.
3. To sign and deliver and as necessary, to acknowledge and swear to closing statements, vendor's affidavits, private mortgage insurance affidavits, certificates, written statements and acknowledgments and all forms required or requested by any lender, or any governmental or private agency, firm or corporation insuring or guaranteeing repayment of such loan, or by any governmental agency, firm or corporation which may purchase said loan, my/our Attorney-in-fact shall deem fit.
4. To cause title insurance or other evidence of title to be issued insuring or certifying the status of the title to the real estate being purchased, as required by the purchaser and/or lender, by such title insurance underwriter for such amount and insuring such risks as my/our Attorney-in-Fact shall deem fit.
5. To modify and amend all documents executed which my/our Attorney-in-Fact shall deem fit.
6. To appoint and authorize any other person or corporation to exercise the power and authority for and on behalf of my/our Attorney-in-Fact should my/our Attorney-in-Fact not be so available to exercise such power.
7. To perform all those functions and activities set out in I.C. 30-5-5-2 through I.C. 30-5-5-19.
8. This Power of Attorney shall terminate on \_\_\_\_\_. If no date is inserted then the termination date shall be considered after the last recorded document recorded in the transaction.
9. This Power shall not be affected by my/our later disability or incompetence.

MTC File No.: 16-19807

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**HOLD FOR MERIDIAN TITLE CORP**

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I/we give and grant to the said Attorney-in-Fact full power and authority to do and perform all and every act and thing requisite or proper to be done in the exercise of the rights and powers herein granted, as fully, to all intents and purposes, as I/we might or could do if personally present, with full power and substitution and revocation and with full authority to deal with the property as authorized above hereby ratifying and confirming all that the said Attorney-in-Fact, or his substitute, or substitutes, shall lawfully do or cause to be done by virtue of the authority granted herein.

Signed this 21<sup>st</sup> day of July, 2014.

RICHARD THOMAS  
Richard Thomas

State of Indiana, County of Porter SS:

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, on this 21 day of July, 2014, personally appeared Richard Thomas who acknowledged the execution of the foregoing power of attorney to be a voluntary act and deed for the uses and purposes therein set forth.

WITNESS, my hand and Seal this 21<sup>st</sup> day of July, 2014.

My Commission Expires: 5/12/2024

Pamela Tezak  
Signature of Notary Public

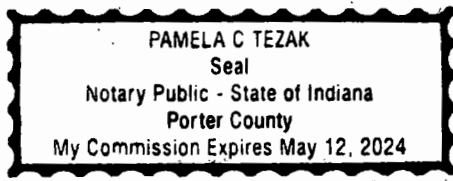
Pamela Tezak  
Printed Name of Notary Public

Porter Co. Indiana  
Notary Public County and State of Residence

This instrument was prepared by:  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Grantor's Address and Return Original Document to:  
Richard Thomas  
2800 Beauty Creek Run  
Valparaiso IN 46385

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake



**EXHIBIT A**

Lot Numbered 32 in Block 1 in Villa Shores 6th Addition to the City of Hobart as per plat thereof recorded in Plat Book 29, page 101 in the Office of the Recorder of Lake County, Indiana.

