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2019-088091

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Dec 19 10:39 AM

LIMITED POWER OF ATTORNEY (SELLER)

Know all men by these presents that I, **Jerrid Rants** do hereby make, constitute and appoint **Kathy Rants**, an adult person, to be my true and lawful Attorney-in-Fact, for me and in my name, place and stead to do any and all of the following:

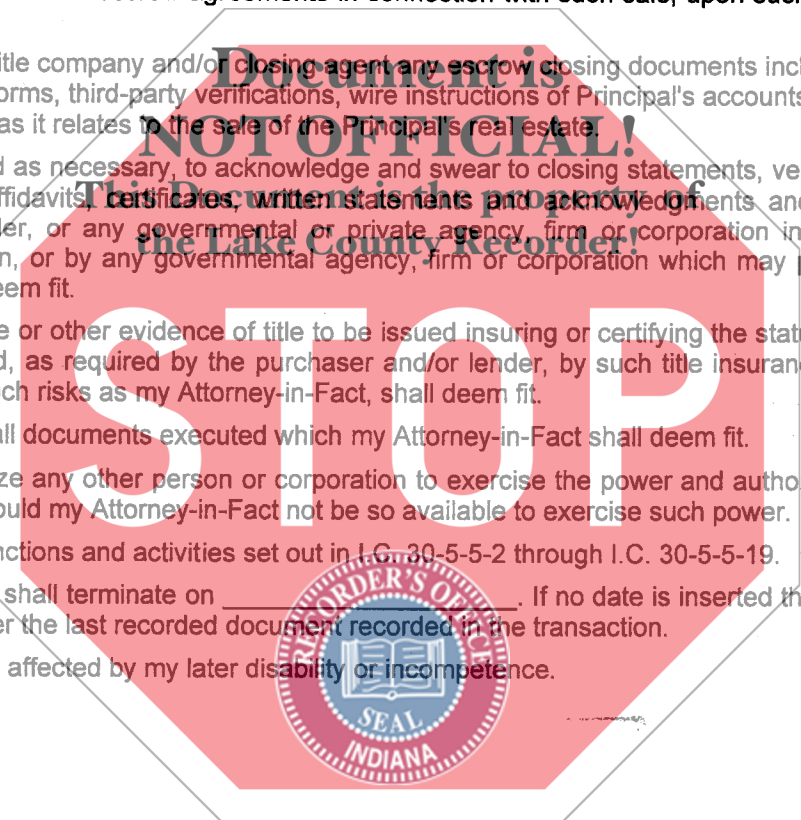
1. To bargain, agree, contract to sell, execute a Warranty Deed, complete such sale and to tender possession of all property real and personal located at and described as:

SEE ATTACHED EXHIBIT "A"

Property Address: 3765 Montgomery Street, Hobart, IN 46342

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

2. To enter into tax proration and escrow agreements in connection with such sale, upon such terms, my Attorney-in-Fact shall deem fit.
3. To sign and deliver to title company and/or closing agent any escrow closing documents including but not limited to wire out authorization forms, third-party verifications, wire instructions of Principal's accounts, 1099-s real estate transaction forms, etc. as it relates to the sale of the Principal's real estate.
4. 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 Attorney-in-fact shall deem fit.
5. 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 Attorney-in-Fact, shall deem fit.
6. To modify and amend all documents executed which my Attorney-in-Fact shall deem fit.
7. To appoint and authorize any other person or corporation to exercise the power and authority for and on behalf of my Attorney-in-Fact should my Attorney-in-Fact not be so available to exercise such power.
8. To perform all those functions and activities set out in I.C. 30-5-5-2 through I.C. 30-5-5-19.
9. 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.
10. This Power shall not be affected by my later disability or incompetence.



MTC File No.: 19-40297

Page 1 of 3

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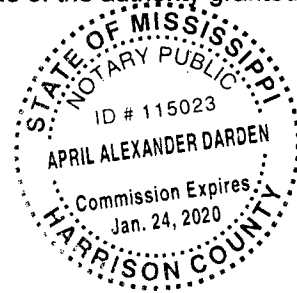
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I give and grant to the said Attorney-in-Fact full power and authority to do and perform all and every act and thing requisite or proper to be done in the exercise of the rights and powers herein granted, as fully, to all intents and purposes, as I 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 7th day of December, 2019.

Jerrid Rants

Jerrid Rants



State of Mississippi, County of Harrison ss:

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, on this 9th day of December, 2019, personally appeared Jarrid Rants 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 9th day of December, 2019.

January 24, 2020
My Commission Expires:

115023
Commission No.

Harrison Co. Mississippi
Notary Public County and State of Residence

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Signature of Notary Public

April Alexander Darden
Printed Name of Notary

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110,
Carmel, IN 46032

Grantor's Address and Return Original Document to:
Tracy Kimble

1095 Columbus St
Biloxi MS 39530

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
MTC File No.: 19-40297

EXHIBIT A

Lot Numbered 20, except the North 20 feet thereof, all of Lot 21, and the North 25 feet of Lot 22 in Block 10 in F.D. Barnes Second Gary Addition, in the City of Hobart as per plat thereof recorded Plat Book 13, page 2 in the Office of the Recorder of Lake County, Indiana.



MTC File No.: 19-40297

Page 3 of 3