

DURABLE POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT I, GERALYNN D SKUDNEY, DO HEREBY MAKE, CONSTITUTE AND APPOINT BRIAN T. SKUDNEY, MY TRUE AND LAWFUL ATTORNEY-IN-FACT FOR ME AND IN MY NAME TO REPRESENT ME IN MATTERS CONCERNING THE SALE OR TRANSFER BY ME OF CERTAIN REAL PROPERTY, ALONG WITH FIXTURES AND PERSONAL PROPERTY LOCATED THEREIN, SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 209 173RD PL, HAMMOND, IN 46324 AND DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SAID ATTORNEY-IN-FACT IS HEREBY AUTHORIZED TO MAKE, SIGN, EXECUTE AND DELIVER SUCH SALES AGREEMENTS, WARRANTY DEEDS, QUITCLAIM DEEDS, LAND CONTRACTS, BILLS OF SALE, AFFIDAVITS, COMMITMENTS, RELEASES, CLOSING STATEMENTS, GOVERNMENTAL FORMS AND OTHER DOCUMENTS AS MAY BE DEEMED NECESSARY OR EXPEDIENT TO CONSUMMATE THE SALE AND TRANSFER OF SAID PROPERTY.

SAID ATTORNEY-IN-FACT SHALL HAVE THE POWER TO RECEIVE ANY AND ALL SUMS OF MONEY OR PAYMENTS DUE OR TO BECOME DUE AS A RESULT OF THE SALE OF SAID REAL ESTATE AND TO DEPOSIT THE PROCEEDS THEREOF WITH ANY FINANCIAL INSTITUTION. SAID ATTORNEY-IN-FACT SHALL HAVE FULL POWER AND AUTHORITY TO DO AND PERFORM ALL ACTS NECESSARY OR EXPEDIENT TO CONSUMMATE THE SALE AND TRANSFER OF SAID PROPERTY AS I COULD DO IF PERSONALLY PRESENT, AND I HEREBY RATIFY AND CONFIRM ALL THAT SAID ATTORNEY-IN-FACT SHALL DO OR CAUSE TO BE DONE.

THIS POWER OF ATTORNEY IS TO BE CONSTRUED AND INTERPRETED AS A DURABLE POWER OF ATTORNEY. THIS DURABLE POWER OF ATTORNEY SHALL NOT BE AFFECTED BY MY DISABILITY OR INCAPACITY, EXCEPT AS PROVIDED BY STATUTE, IT BEING MY INTENT THAT THIS DURABLE POWER OF ATTORNEY SHALL BE EXERCISABLE AND CONTINUE IN FULL FORCE AND EFFECT NOTWITHSTANDING MY SUBSEQUENT MENTAL OR PHYSICAL DISABILITY OR INCAPACITY AND SHALL BE VALID UNTIL I DIE, AM JUDICIALLY DECLARED INCOMPETENT, OR REVOKE THIS DURABLE POWER OF ATTORNEY BY RECORDING A WRITTEN INSTRUMENT TO THAT EFFECT IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS DOCUMENT ON APRIL 30, 2021.

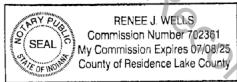
Geralynn D. Skudney
Geralynn D Skudney

STATE OF INDIANA
COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GERALYNN D SKUDNEY WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT TO BE HER FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30TH DAY OF APRIL, 2021

Signature: *[Signature]*
Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA
My Commission expires: July 8, 2025



THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY R. KUIPER
AUSTGEN KUIPER JASAITIS P.C.
130 NORTH MAIN STREET, CROWN POINT, IN 46307

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:

Renee Wells
FIDELITY NATIONAL TITLE
FNW2101323

DURABLE POWER OF ATTORNEY
(continued)

Return to:
Geraldyn D Skudney and Brian T Skudney

Property of Lake County Recorder

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-06-13-127-006.000-023

LOT 2 (EXCEPT THE NORTH 21 FEET THEREOF) AND LOT 3 IN BLOCK 1 IN SOUTHMOOR ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder