

## LIMITED POWER OF ATTORNEY (SELLER)

Know all men by these presents that Nanci Mahan, does hereby make, constitute and appoint Gayle Slattery, 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: 2013 45th Street, Unit 203, Highland, IN 46322

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, Attorney-in-Fact shall deem fit.

2. To enter into tax proration and escrow agreements in connection with such sale, upon such terms, 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, 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 Attorney-in-Fact, shall deem fit.
6. To modify and amend all documents executed which 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 Attorney-in-Fact should 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 later disability or incompetence.

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HOLD FOR MERIDIAN TITLE CORP

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 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 2<sup>nd</sup> day of June, 2021

Nanci Mahan

Nanci Mahan

State of Michigan, County of Van Buren ss:

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, on this 2<sup>nd</sup> day of June, 2021, personally appeared Nanci Mahan, 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 2<sup>nd</sup> day of June, 2021

8/18/25

My Commission Expires:

Janet R Lynch  
Signature of Notary Public

Janet R Lynch

Printed Name of Notary

Commission No.

Van Buren County, MI

Notary Public County and State of Residence



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:

116 Van Buren St.  
South Haven, MI 49090

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

Property of Lake County Recorder

EXHIBIT A

Apartment Unit 203 in Building 2013 in Porte De L'eau Condominium, Phase Two, a Horizontal Property Regime, as per Amended and Restated Declaration recorded April 18, 1985, as Document No. 799776 and all subsequent amendments thereto, together with an undivided interest appurtenant to said unit and recorded in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder