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TOTAL FEES: 25.00
BY: SP
PG #: 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. USING THIS FORM, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

POWER OF ATTORNEY

OF
David Nootens
PRINCIPAL

TO
Natalie Nootens
ATTORNEY IN FACT

made under Indiana Code 30-5, as it may be amended, or replaced (the "Statute")

I, as principal, designate and name the person whose name appears above to be my attorney in fact.

A. **POWERS.** According to the Statute, an attorney in fact has a power granted under IC 30-5 if the power of attorney incorporates the power. Therefore, by referring to the language of the Statute describing powers, this Power of Attorney incorporates into it the powers here listed and confers general authority with respect to them:

DN
real property transactions; [IC 30-5-5-2] fiduciary transactions; [IC 30-5-5-10]
~~tangible personal property transactions; [IC 30-5-5-3] claims and litigation; [IC 30-5-5-11]~~
~~bond, share, and commodity transactions; [IC 30-5-5-4] family maintenance; [IC 30-5-5-12]~~
~~banking transactions; [IC 30-5-5-5] benefits from military service; [IC 30-5-5-13]~~
~~business operating transactions; [IC 30-5-5-6] records, reports, and statements; [IC 30-5-5-14]~~
~~insurance transactions; [IC 30-5-5-7] estate transactions; [IC 30-5-5-15]~~
~~beneficiary transactions; [IC 30-5-5-8] retirement plans [IC 30-5-5-4.5]~~
~~gift transactions; [IC 30-5-5-9] all other matters. [IC 30-5-5-19]~~

[Note: Though the Statute grants powers with respect to health care [IC 30-5-5-16 and IC 30-5-5-17] and delegation [IC 30-5-5-18], this Power of Attorney does not include them. Health care can be provided in a separate power of attorney concerning health care. If there is a decision to utilize IC 30-5-5-18 (Delegation of Authority), please provide information concerning this in paragraph L. (Additional Covenants).]

Any power I do not wish to incorporate into this Power of Attorney I have deleted by lining out and writing my initials opposite the deletion. Any power to be modified or added I have modified or added as follows: [and have verified by writing my initials in the space provided here in the margin].

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IN FURTHERANCE OF THESE POWERS, I give my attorney in fact power to act on my behalf and to do for me and in my name those things which such attorney deems expedient to and necessary to effectuate the intent of this Power of Attorney, as fully as I could do for myself.

B. RESERVATION OF POWER TO ACT AND TO REVOKE. I reserve unto myself, however, the power to act on my own behalf and also to revoke or amend this Power of Attorney.

C. CHAPTERS OF STATUTE ALSO APPLICABLE. The following chapters of the Statute also apply to this Power of Attorney and acts performed under it:

Definitions [IC 30-5-2]	Reliance [IC 30-5-8]
General Provisions [IC 30-5-3]	Liabilities [IC 30-5-9]
Duties [IC 30-5-6]	Termination [IC 30-5-10]

D. LIABILITY OF ATTORNEY IN FACT. As permitted by IC 30-5-9-5, I, as principal, specifically provide that my attorney in fact is liable only if my attorney in fact acts in bad faith.

E. RELIANCE ON POWER OF ATTORNEY. In addition to provisions of the Statute regarding reliance, the holding institution(s) named in this Paragraph E and the banking institution named in Paragraph F may rely on this Power of Attorney being in effect unless I shall have executed a proper instrument revoking or changing it and delivered such instrument, or caused it to be delivered, to such person(s):

Holding Institution	Type of Account	Account Number
N/A	N/A	N/A
_____	_____	_____
_____	_____	_____

All other persons to whom this Power of Attorney may be delivered may rely on its being in effect unless I shall have executed a proper instrument revoking or changing it and recorded such instrument, or caused it to be recorded, in the Office of the Recorder of Lake _____ County, State of Indiana.

F. SAFE DEPOSIT BOX. I have a safe deposit box, Number N/A, at _____, at _____ (Banking Institution) _____ (Branch) _____ (City).

I give my attorney in fact power to enter or have access to that box and to any other safe deposit box in my name either individually or jointly with any other person. I give the power also to remove property from such box or add property to it, and to relocate such box within the banking institution or at another. Powers here given are in addition to those incorporated into this Power of Attorney by reference.

G. DURATION OF POWER OF ATTORNEY. SELECT ONLY ONE OF THE FOLLOWING PROVISIONS BY STRIKING ALL INAPPLICABLE PROVISIONS: (in case of insufficient striking, provision a applies):

a. This Power of Attorney is not terminated by my incapacity.

b. This Power of Attorney terminates on _____, at _____ (Date) _____ (Time)

c. This Power of Attorney terminates upon my incapacity or on _____ at _____ (Date) _____ (Time) whichever first occurs.

H. REVOCATION OF PRIOR POWERS. I do not [strike one] revoke all powers of attorney I signed before the date of this Power of Attorney. Revocation does not affect the validity of an act performed under a prior power of attorney. In case of failure to strike, prior powers are revoked.

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I. **GUARDIANS.** If protective proceedings for my person or for my estate, or for both, are commenced, I nominate N/A as guardian of my person, and N/A as guardian of my estate, to serve in each case without bond as may be permitted by law.

J. **SUCCESSOR ATTORNEY IN FACT.** As a successor to my attorney in fact I designate and name N/A Such successor shall become my attorney in fact when the person(s) first designated and named has/have failed or ceased to serve as specified in the Statute, or has/have declined to serve.

By giving me written notice while I am not incapacitated, my attorney in fact may resign or decline to serve. During a period of my incapacity, my attorney in fact shall continue to serve until a successor attorney in fact is authorized to act under this Power of Attorney, whether designated and named in this Power of Attorney as such successor or selected by a court of competent jurisdiction to be such successor.

K. **BINDING EFFECT.** Any act or thing performed by my attorney in fact under this Power of Attorney binds me and my successors in interest, as the Statute provides.

L. **ADDITIONAL COVENANTS.**

This Power of Attorney shall terminate upon the closing of the transaction to purchase the real estate located at 607 Cambridge Ct 1A, Munster IN 46321 ^{sell/}

Signed this 17 day of 3, 2022, in _____ counterparts, each of which shall be considered an original.

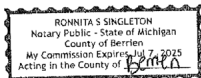
Counterpart No. One (1)

[Signature]

PRINCIPAL'S SIGNATURE

607 Cambridge Ct
PRINCIPAL'S STREET OR OTHER ADDRESS

Munster IN 46321
PRINCIPAL'S CITY, STATE AND ZIP CODE



NOT AN OFFICIAL DOCUMENT

~~STATE OF INDIANA~~
Michigan

COUNTY OF Berrien SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of March, 2022, personally appeared: David Anthony Wootens

and acknowledged the execution of the foregoing power of attorney, as a voluntary act and deed of the principal, for the uses and purposes therein stated. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission expires: Jul 7, 2025 Signature Donna K. Singletta

Resident of Berrien County Printed Ronnita Singletta Notary Public

This instrument prepared by David Wickland, Attorney at Law

to be returned to: 8146 Cabinet Ave Munster IN 46321

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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.

David Wickland

Allen County Recorder

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 1-A IN BUILDING NO. 4 IN CAMBRIDGE COURT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, ESTABLISHED UNDER THE DECLARATION OF CONDOMINIUM RECORDED UNDER DOCUMENT NO. 2003 124289, AND ALSO FILED IN PLAT BOOK 94 PAGE 76 AS DOCUMENT NO. 2003 124288 ON NOVEMBER 24, 2003, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPERTAINING THERETO.

PARCEL 2; A NON-EXCLUSIVE EASEMENT FOR A DRIVEWAY AND UTILITIES FOR THE BENEFIT OF THAT CERTAIN PLANNED UNIT DEVELOPMENT IN THE TOWN OF MUNSTER COMMONLY KNOWN AS CAMBRIDGE COURT AND CAMBRIDGE CENTER, RECORDED IN PLAT BOOK 93 PAGE 43, CREATED IN THE EASEMENT FOR DRIVEWAY AND UTILITIES MADE BY AND BETWEEN NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION, AND ATG DEVELOPMENT COMPANY, LLC, AN INDIANA LIMITED LIABILITY COMPANY, DATED MARCO 25, 2003 AND RECORDED APRIL 10, 2003 AS DOCUMENT NO 2003 036833, OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

BEING A STRIP OF LAND 66 FEET IN WIDTH AND LYING 33 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN: BEGINNING AT A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 25 AND 1138.14 FEET WEST OF THE EAST LINE OF SAID SECTION 25; THENCE SOUTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 150.00 FEET TO THE POINT OF TERMINUS OF SAID CENTER LINE, ALL IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 607 Cambridge Ct, Unit 1-A, Munster, IN 46321
PIN# 45-06-25-226-001.000-027