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2023-514633
05/16/2023 12:04 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property of Lake County Recorder

DURABLE POWER OF ATTORNEY FOR

ANTHONY A. VALDIVIA A/K/A ANTHONY VALDIVIA

833PR57991

PROPERTY LOCATED AT: 6508 ROHRMAN ROAD, CROWN POINT, IN 46307

LEGALLY DESCRIBED AS: LOT 2 IN LOEDZ ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 79
PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL NO.: 45-11-23-481-026.000-032

MAIL TO: KARINA IVET VALDIVIA
1690 S. San Tan Village Pkwy Apt 4005
Gilbert, AZ 85295-2801

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

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AGENTS CERTIFICATION AND ACCEPTANCE OF AUTHORITY

I, **KARINA IVET Valdivia**, certify that the attached is an original true copy of a Power of Attorney naming the undersigned as agent or attorney in fact for **Anthony Valdivia a/k/a Anthony A. Valdivia**;

I certify that, to the best of my knowledge the principal had the capacity to execute the power of attorney, is alive, and has not revoked the power of attorney; that my powers as agent/attorney in fact and have not been altered or terminated; and that the power of attorney remains in full force and effect.

I accept appointment as agent/attorney in fact under this power of attorney.

This certification and acceptance is made under penalty of perjury.

Dated this 4th day of May, 2023

(X) Karina Ivet Valdivia
Karina Ivet Valdivia

1290 S. State Tax Village PKwy
Address #4005

Albert HZ 85595

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DURABLE POWER OF ATTORNEY

I, **ANTHONY A. VALDIVIA** of Lake County, Indiana, hereby appoint **KARINA IVET VALDIVIA** of Lake County, Indiana, as my Attorney in Fact. By executing this Power of Attorney, I hereby revoke all previous Power of Attorneys.

This Power of Attorney shall become effective upon the execution hereof. It shall not be terminated by my incapacity. My Attorney in Fact shall exercise the powers granted hereunder in a fiduciary capacity with due care and in good faith. Subject to the above designation of a successor, the person who is acting as my Attorney in Fact from time to time can name a successor Attorney in Fact for me. A successor Attorney in Fact shall have all of the powers herein granted to my initial Attorney in Fact. I hereby nominate the person who is serving as my Attorney in Fact as my guardian in the event that it is necessary to appoint a guardian for me. My Attorney in Fact shall have the power:

1. To take all action with respect to my property and affairs as I could take as fully and with the same effect as if I were competent and acting on my own behalf subject only to the limitations herein contained.
2. To acquire, own, manage, lease, mortgage, sell and otherwise deal with real estate and to have general authority with respect to real estate transactions as provided in IC 30-5-5-2.
3. To acquire, own, manage, sell and otherwise deal with tangible personal property and to have general authority with respect to tangible personal property transactions as provided in IC 30-5-5-3.
4. To acquire, own, vote, participate in reorganizations, pledge, sell and otherwise deal with securities and to have general authority with respect to bond, share and commodity transactions as provided in IC 30-5-5-4.
5. To maintain bank accounts, to sign checks and notes and to enter my safe deposit box and control the contents thereof and to have general authority with respect to banking transactions as provided in IC 30-5-5-5.
6. To manage, sell and otherwise deal with any proprietorship or partnership in which I have an interest and to have general authority with respect to business operating transactions as provided in IC 30-5-5-6.

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7. To acquire, pay premiums, borrow or otherwise deal with insurance and to have general authority with respect to insurance transactions as provided in IC 30-5-5-7 without the limitations contained in IC 30-5-5-9 except as modified in paragraph 9 hereof.

8. To exercise all of the rights that I may have as a beneficiary with respect to an estate, trust or other fund and to have general authority with respect to beneficiary transactions as provided in IC 30-5-5-8.

9. In the event I become permanently mentally incapacitated, to make gifts of my property and to have general authority with respect to gift transactions as provided in IC 30-5-5-9 except that the Ten Thousand Dollar (\$10,000.00) limit on gifts to my Attorney in Fact and his or her dependents shall not apply and gifts to members of my family may be made if they are in the best interests of the recipients so long as such gifts: (a) are not adverse to my best interest; and (b) are made to or for the benefit of my spouse or my descendants per stirpes.

10. To take such action as is reasonable or necessary to bind up any matters in which I am acting as a fiduciary in the event of my death or incapacity.

11. To exercise all of my legal rights with respect to any matter in which I may have legal rights or legal obligations and to have general authority with respect to claims and litigation as provided in IC 30-5-5-11.

12. To provide for the care, support, and education of members of my family and to have general authority with respect to family maintenance as provided in IC 30-5-5-12.

13. To exercise my military service benefit rights, if any, and to have general authority with respect to benefits from military service as provided in IC 30-5-5-13.

14. To maintain records of my property and affairs, to file tax returns on my behalf, to have access to my confidential tax records and to have full power and authority to act on my behalf in dealings with taxing authorities and to have general authority with respect to records, reports and statements as provided in IC 30-5-5-14.

15. In the event I become permanently mentally incapacitated, to exercise all powers with respect to estate and trusts that I can exercise including the power to disclaim interests that I would otherwise be entitled to receive and to have general authority with respect to estate transactions as provided in IC 30-5-5-15 with the additional power to create and fund trusts for the benefit of members of

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my family so long as the trust interests so created: (a) are not adverse to my best interests; and (b) are made for the benefit of my spouse and/or my descendants per stirpes.

This General Power of Attorney ("GPA") shall remain in effect until my death or earlier delivery of a written revocation of this GPA to the persons serving as my Attorney in Fact hereunder and, if this GPA is recorded, such revocation shall reference the recorded GPA and shall be recorded in each county where this GPA has been recorded.

The references herein to sections of the Indiana Powers of Attorney Act, IC 30-5, shall be deemed or replaced.

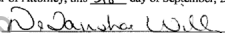
Dated this 28th day of September, 2018.



Anthony A. Valdivia

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

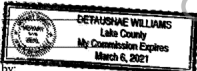
Before me, a Notary Public in and for said County and State, personally appeared **Anthony A. Valdivia** who acknowledged the execution of the foregoing General Power of Attorney, this 28th day of September, 2018.



Notary

My Commission Expires:

My County of Residence:



This instrument prepared by:

Russell W. Brown, Jr.
Scott King Group
9211 Broadway
Merrillville, IN 46410
219-769-6300