

LIMITED DURABLE POWER OF ATTORNEY

OF

TRACY NOLDIN aka TRACY L. NOLDIN

TO

HUNTER BALCZO, ATTORNEY-IN-FACT

The undersigned hereby nominates, constitutes and appoints HUNTER BALCZO as my true and lawful attorney-in-fact to do and perform for me and in my name the following:

(1) Conduct of Business

(a) To manage and effectuate the sale or purchase of the real property described herein and to conduct such business affairs, including, but not limited to, leasing, managing, maintaining, selling, purchasing, transferring, and satisfying any debts or liens of the real property or personal property on the premise of the real property described herein to effectuate such sale or purchase and to maintain such property and to accept any proceeds or closing documents derived from or related to any sale or purchase of such real estate described herein on my behalf;

(2) This document and powers herein only concern activities relating the following asset:


THE SOUTH 88 FEET OF LOT 2, BLOCK 7, MIDGET FARMS, AS IN PLAT BOOK 24, PAGE 54 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
Commonly known as: 5529 Maple Street, Hobart, IN 46342
Parcel Number: 45-12-02-153-003.000-018

IN FURTHERANCE OF THESE POWERS I give my attorney-in-fact power and authority to do for me and in my name those things which such attorney deems expedient to and necessary to effectuate the intent of this instrument as laid out in paragraphs "(1)" and "(2)", as fully as I could do personally for myself, **reserving unto myself, however, the power to act on my own behalf and also to revoke the powers given in this instrument.**

Any act or thing lawfully done by my attorney-in-fact under this instrument shall be binding on me and on my heirs, assigns and legal representatives.

Persons to whom this instrument may be delivered may rely on its being in effect and unrevoked unless I shall have executed a proper instrument of revocation and recorded it, or caused it to be recorded, in the Miscellaneous Records of Lake County, State of Indiana. This Power shall not be affected by my later incompetency. **If not revoked as aforesaid, the powers given my attorney-in-fact shall automatically terminate upon relinquishing my interest in the above-mentioned property as Seller or upon June 1, 2024, whichever occurs earlier.**

Signed this 21st day of December, 2023.


TRACY NOLDIN aka TRACY L. NOLDIN, Grantor

(1)

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of December, 2023, personally appeared the Grantor named above, and acknowledged the execution of the above instrument to be his voluntary act and deed, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Debra L. Shinkle
DEBRA L. SHINKLE, Notary Public
My Comm. Expires: 3/17/29
County of Residence: Porter

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.

Hunter Balczó Hunter Balczó
Printed Name: Hunter Balczó

This instrument prepared by: Hunter Balczó
Hunter Balczó, Harris Law Firm P.C. 11410 Broadway, Crown Point, IN 46307

County of Lake Recorder