

LIMITED POWER OF ATTORNEY (SELLER)

Karsten Pruehss, do hereby make, constitute and appoint Manuel Hernandez, an adult person, to be true and lawful Attorney-in-Fact, for and in 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: 2824 Gibson Place, Hammond, IN 46323

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.

MTC File No.: 24-18987

Page 1 of 3

K. Pruehss
09/10/2024

[Signature]
09/10/2024

[Signature]

DAYANI BASNAYAKE
NOTARY PUBLIC

47 Riverstone Boulevard Clyde North VIC 3978
Email: office@prestigelawyers.com.au
My appointment is not limited as to time.

NOT AN OFFICIAL DOCUMENT

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 1st day of October, 2024.

K Pruehs
Karsten Pruehs

State of Victoria County of Australia ss:

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Karsten Pruehs, 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 1st day of October, 2024.

is not limited as to time

My Commission Expires:

N/A
Commission No.

Victoria - Australia
Notary Public County and State of Residence

Signature of Notary Public

Dayani Basnyake
Printed Name of Notary DAYANI BASNYAKE
NOTARY PUBLIC

47 Riverstone Boulevard Clyde North VIC 3978
Email: office@prestigelawyers.com.au
My appointment is not limited as to time.

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law

1120 W. Oak Street, Ste. 250,

Zionsville, IN 46077

Grantor's Address and Return Original Document to:

2824 Gibson Place

Hammond, IN 46323


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

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lot Numbered 26 in Block 2 in Turner-Meyn Park in the City of Hammond, as per plat thereof recorded in Plat Book 19, page 12 in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder



11/10/2024

DAYANI BASNAYAKE
NOTARY PUBLIC
47 Riverstone Boulevard Clyde North VIC 3978
Email: office@prestigelawyers.com.au
My appointment is not limited as to time.

NOTARIAL CERTIFICATE – POA

I, Dayani Basnayake, *Notary Public*, practising in the City of Clyde North, in the State of Victoria, in the Commonwealth of Australia CERTIFY that

1. I was present in the City of Clyde north, in the State of Victoria, in the Commonwealth of Australia on First (1st) October 2024 and saw **Karsten Pruehss** of 5 Sexton Court Endeavour Hills VIC 3802 Australia (“**THE DONOR/ EXECUTANT**”), who was identified by me by the production of the Federal Republic of Germany passport bearing number CCWK3JLKK and Victorian Driver Licence bearing number 098217746 execute the annexed Power of Attorney comprising Three (3) pages.
2. The signature purporting to be the Donor’s signature is true and has been properly handwritten by the DONOR/ EXECUTANT:
3. The DONOR/ EXECUTANT is over the age of 18 years and of full legal capacity and granted the Power of Attorney freely, having stated to me an understanding of its meaning and effect.
4. I have examined the original identity documents of the DONOR/ EXECUTANT, and while not holding out to have any expertise in detecting forgeries, I have no reason to believe they are falsifications or forgeries.
5. The Power of Attorney was executed according to Australian law for production in the United States of America and full faith and credit should be given to the Power of Attorney as so executed, both in court and elsewhere.

IN WITNESS of which I have subscribed my name and affixed my Seal of Office this First (1st) October 2024



DAYANI BASNAYAKE

NOTARY PUBLIC

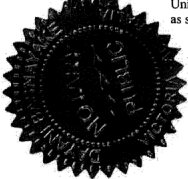
My appointment is not limited by time

PRESTIGE LAWYERS

No.47, Riverstone Blvd, Clyde North VIC 3978

Tel: 03 59980918 Mob: 0433622244 Fax: 0399236050

Email: info@prestigelawyers.com.au





APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Country Australia

2. This public document

has been signed by

Dayani Ranjaya

3 acting in the capacity of

Notary Public

4. Bears the seal/stamp of

Dayani Ranjaya, Notary Public,
Victoria, Australia

Certified

5. at Melbourne

6. the 10th day of October, 2024

7. by **Ourada Vasiliadis**
Department of Foreign Affairs and Trade
Melbourne
Australia

8. No. MFAF-4W-203760

9. Seal Stamp

10. Signature



This Apostille only certifies the authenticity of the signature (where applicable) and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille can be verified at <https://erao.dfat.gov.au/pages/verifyapostille.aspx>

Property of ... County Recorder