

2008026127 00024
FORSYTH CO, NC FEE \$38.00
PRESENTED & RECORDED:
05-20-2008 10:35 AM
KAREN GORDON
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY
BK: RE 2833
PG: 844-852

LIMITED POWER OF ATTORNEY

Recording Requested by: LSI
When recorded return to:
Custom Recording Solutions
2550 N. Red Hill Ave.
Santa Ana, CA 92705
800-756-3524 Ext. 5011

Prepared By: Jason Potter

CRS: 4352942

APN: 3631 055

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

LIMITED POWER OF ATTORNEY

Caution: this is an important document. It gives the person whom you designate (your "Agent" also called "Attorney in Fact") broad powers for a specific transaction, to handle your property during a certain period of time, which may include powers to mortgage your real property with advance notice to you by web based closing. These powers will continue to exist even after you have become disabled or incompetent. This document does not authorize anyone to make medical or other health care decisions. You may execute a different document, a health care proxy to do this. If there is anything about this form that you do not understand, you should ask an attorney to explain it to you.

BE IT KNOWN, that Edward C Carr

whose address is 4270 Sewanee Dr
Winston Salem, NC 27106

THIS DOCUMENT IS FILED FOR RECORD
BY FIDELITY NATIONAL TITLE INS. CO. AS
AN ACCOMMODATION ONLY. IT HAS
NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO ITS EFFECT
UPON THE TITLE.

has made and appointed, and by these presents does make and appoint the following persons who are employees of LSI, namely: Michael Martin, James Greene, Deanna Dixon, Hope Haley, Elise Yacovone, Shannon Obringer and/or Greg Perdziola each of whom may act separately, whose addresses are C/O LSI, at 700 Cherrington Parkway, Coraopolis PA 15108, my/our true and lawful attorney in fact (also called agent) for them and in their name, place and stead, for the following specific and limited purposes:

- (1) Refinancing of the Real Estate located at 4270 Sewanee Sr, Winston Salem, NC 27106, and to be refinanced with Wachovia Mortgage - Charlotte-,
LSI Reference Number: 4352942
- (2) To mortgage, finance, refinance, hypothecate, assign, transfer, and in any manner deal with the real estate to effectuate the above referenced refinancing (which may also be called "banking transactions" under state statute);
- (3) To execute, acknowledge, and deliver escrow instructions, and all Closing Documents which including but not limited to: Notes, Deeds, Mortgages/Deeds of Trust, Subordinations, security instruments, riders, attachments and addenda, including any documents necessary or requested as part of this transaction by Title Insurer, Lender or the other parties to the transaction, those documents needed by governmental and taxing authorities, covenants, agreements and assignments of agreements, assignments of mortgages, assignments of deeds of trust, to secure the referenced indebtedness, lien waivers, encumbrance or waiver of homestead and any marital rights necessary to obtain the financing, settlement

statements, truth in lending disclosures, loan applications, HUD 1 and other written instruments of whatever kind and nature, all upon such terms and conditions as said attorney in fact (also called agent) shall approve.

Further giving and granting said attorney in fact (also called agent), full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises (setout herein) as fully, to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney in fact (also called agent) should lawfully do or cause to be done by virtue hereof.

This Power of Attorney shall become effective immediately, and shall not be affected by my subsequent disability, incapacity or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue until the Mortgage/Deed of Trust is recorded in the appropriate office. I may revoke this Power of Attorney at any time by providing written notice to my Attorney in Fact (also called agent), however such revocation shall not be effective as to third parties acting in reliance upon this Power of Attorney if recorded, unless and until the revocation is similarly recorded in the same county and state registry or other established records for the recording of Powers of Attorney. This Power of Attorney is limited to a specific refinance, and the powers noted shall continue only through and including any post closing corrections, amendments and follow up procedures, but shall cease when the refinance and all post-closing matters are fully accomplished.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

Dated 3-20, 2008 at 10:28 AM

Edward C. Carr
Edward C Carr

Partial Password 2942

Witness: Tammy Fain

printed name of witness: Tammy Fain
(if required)

Witness: Melody Smith

printed name of witness: Melody Smith
(if required)

Specimen signature of AGENT/Attorney in Fact: _____

State of NCCounty of RockinghamOn 3-20-08
DATEbefore me, Donna B. Evans, Notary Public
NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

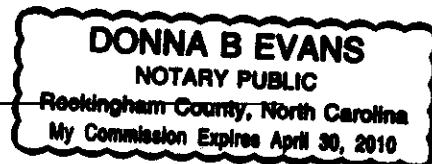
personally appeared Edward C Carr

- ☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My Commission Expires: 4-30-2010

WITNESS my hand and official seal.

Donna B. Evans
SIGNATURE OF NOTARY



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNEER

DESCRIPTION OF ATTACHED DOCUMENT

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY IN FACT
☐ TRUSTEE
☐ GUARDIAN/CONSERVATOR
☐ OTHER _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Please ask notary to fill this out and send it
with the completed document(s)

ATTENTION NOTARY:

PLEASE PROVIDE THE FOLLOWING INFORMATION

IN THE EVENT WE NEED TO CONTACT YOU:

NOTARY'S NAME: Donna B. Evans
(Printed)

(Name of Notary's

Company if applicable) Wachovia Bank

NOTARY'S ADDRESS: 217 Turner Dr.

(Work address if notarized at

place of notary's employment) Bridgville nc 27520


Notary's ID #: 19951170087

(Required in State of
Virginia & other States)

NOTARY'S DAY TIME

PHONE # & EXT. 336-342-6826

Specimen signature of AGENT/Attorney in Fact:



ACKNOWLEDGMENT OF ATTORNEY-IN-FACT

I, AGENT, have read the attached power of attorney and am the person identified as the attorney-in-fact (the "agent") for the principal. I hereby acknowledge that in the absence of a specific provision to the contrary in the power of attorney or in state law., when I act as agent:

I shall exercise the powers for the benefit of the principal.

I shall keep the assets of the principal separate from my assets.

I shall exercise reasonable caution and prudence.

I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

Greg Perdziola
AGENT

[Signature]
Signature of Attorney-in-Fact

3-20-08
Date

State of

Pennsylvania

County of

Allegheny

I, Magda Esposito, a Notary Public for said County and State, do hereby Certify that Greg Perdziole, agent/attorney in fact for Edward C Carr Principal, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Edward C Carr Principal, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the REGISTER OF DEEDS in the County of _____, State of North Carolina on the ____ day of _____, 20____, or filed herewith and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Greg Perdziole Agent/Attorney in Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Edward C Carr Principal.

Witness my hand and official seal, the 20 day of March 2008.

(Official Seal) COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Magda Esposito, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 4, 2009
Member, Pennsylvania Association of Notaries

[Signature]
Notary Public

My Commission Expires: _____

*****The section below remains on this if being used on document that is being recorded i.e. deed of trust or quit claim deed *****

State of North Carolina

County

The foregoing certificate of _____,
A notary Public of the county of _____, State of _____
Certified to be correct.

This _____ day of _____ Registrar of Deeds.

By: _____
Deputy Assistant

APN: 3631 055

Order ID: 4352942

Loan No.: 4396970

**EXHIBIT A
LEGAL DESCRIPTION**

The land referred to in this policy is situated in the State of NC, County of FORSYTH, City of WINSTON SALEM and described as follows:

Being known and designated as Lot Number 55, as shown on the Map of Shattalon Lake Estates, Section 1, recorded in Plat Book 21, Page 23 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

APN 3631 055

WITH THE APPURTENANCES THERETO.

APN: 3631 055