

SPECIAL POWER OF ATTORNEY

UNITED STATES OF AMERICA

STATE OF Louisiana
COUNTY OF Jefferson

December 15, 2022

Before me, a Notary Public, duly commissioned and qualified in and for the above-indicated State and County, and in the presence of the undersigned witnesses, personally came and appeared the hereinafter named and undersigned Jeanne Roslyn Lemmon ("PRINCIPAL"), who declared under oath that he is of legal age and marital status as hereinafter set forth, and further that he does by these presents make, name, ordain, constitute, and appoint ANDREW A. LEMMON the hereinafter named AGENT and ATTORNEY-IN-FACT (hereinafter referred to as AGENT), of the full age of majority, to be h_e true and lawful AGENT, hereby giving and granting unto said AGENT full power and authority, for h_e, and in h_e name, place, and stead, to do and perform all the things and acts specified herein and in the numbered paragraph (s) indicated or completed below.

PRINCIPAL further authorizes and empowers said AGENT to do and perform any and every act, matter, and thing whatsoever, as shall or may be requisite and necessary in order to effectuate the purpose for which this power of attorney is granted, as fully and with like effect as if PRINCIPAL had been personally present and had done any such thing, performed any such act, and/or had signed any and all such document, deed, note, contract, application, or other agreement, PRINCIPAL hereby ratifying and confirming any and all things done by said AGENT and adopting them as h_e own act and deed.

PRINCIPAL further expressly stipulates that any ambiguities that may arise in the interpretation hereof shall be liberally construed so as to effectuate the purpose hereof and to validate all things done by AGENT. Whenever used herein, the singular number shall include the plural, and the masculine gender shall include all genders.

The purpose for which this power of attorney is granted is:

I. Applicable

Not applicable

To direct, instruct, authorize, and permit AGENT to sell and deliver the hereinafter described real estate, and/or all PRINCIPAL'S right, title, and interest therein, without warranty of title and without subrogation of all actions of warranty, unto any person, firm, or corporation or association, for such price and on such terms and conditions as AGENT may deem proper, to pay and discharge any and all charges, expenses, and encumbrances in connection therewith, and to receive and receipt for the selling price.

II. Applicable

Not applicable

To direct, instruct, authorize, and permit AGENT to purchase the hereinafter described real estate for the total price and sum of \$ _____ in cash.

III. Applicable

Not applicable

To direct, instruct, authorize, and permit AGENT to borrow, from any person, firm or corporation, the total sum of \$ _____ said loan to be evidenced by PRINCIPAL'S promissory note and secured by vendor's lien and/or mortgage on the hereinafter described real estate, or PRINCIPAL'S undivided interest therein.

In the event that paragraphs II and/or III hereinabove shall be applicable, PRINCIPAL does hereby expressly authorize AGENT:

- a) To execute the necessary sale or resale or act of mortgage to create a vendor's lien in favor of any building and loan association, and/or to execute any act of sale and/or mortgage, conventional mortgage, or any form of mortgage required to obtain mortgage loan insurance or loan guarantees from the Veterans Administration or Federal Housing Administration, on such form and on such terms and conditions as the lender shall require, the said instrument to contain all usual Louisiana security clauses, including by way of example, but not limited to, confession of judgment, waiver of appraisalment, waiver of homestead exemption from seizure, and pact de non alienando.
- b) To make, execute and deliver in PRINCIPAL'S name a promissory note in the amount of the credit portion of the purchase price or the amount of the loan, said note to be payable as of such maturity and at such rate of interest and as such terms and conditions as

AGENT shall deem proper, AGENT may increase or decrease the amount of the note, not to exceed ten (10%) percent.

- c) In the event that any loan is obtained from a building and loan association, to subscribe to shares of stock in said association and to pledge same to secure the loan, and to agree to comply with all of the provisions of the charter, by-laws, and rules and regulations of such building and loan association, and all other things as such building and loan association shall require.
- d) To obligate PRINCIPAL jointly and in solido in the event that there are other borrowers or purchasers.

NAME, RESIDENCE AND MARITAL STATUS OF PRINCIPAL:

NAME AND RESIDENCE OF AGENT:

Andrew A. Lemmon
16212 Reitan Road
Bainbridge Island, Washington

DESCRIPTION OF REAL ESTATE FORMING THE SUBJECT OF THIS POWER OF ATTORNEY:

"Lot B situated in Sections 18 and 22, Township 13 South, Range 20 East, St. Charles Parish, Hahnville, Louisiana".

THUS DONE AND PASSED, in multiple originals, at the Town and State aforesaid on the date above set forth, in the presence of the undersigned competent witnesses, who have heretofore signed their names with said PRINCIPAL and me, Notary, after due reading of the whole.

WITNESSES:

Ray Mitchell

Tenne Miller

Reginald Lee

Michael Leon Cohen

NOTARY PUBLIC
40765 Michael Leon Cohen

Accepted By:

AGENT

