

CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

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**\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\***

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**\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\***

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Instrument #: 2020028767

Receipt Number: 174662      Return To:

Recorded As: EREC-POWER OF ATTORNEY

Recorded On: August 04, 2020

Recorded At: 08:52:58 AM      Received From: SIMPLIFILE

Recorded By: CRISTAL RAPOSA      Parties:

Book/Page: RB 3448: 751 - 755      Direct- MCCURDY, THOMAS DAVID

Total Pages: 5      Indirect- MCCURDY, CAROL ANN MARIE

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**\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\***

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Recording Fee: \$25.00

Tax Charge: \$0.00



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

Prepared by and to be  
returned to:  
Harvey & Vallini, LLC  
497 Bramson Court  
Suite 201  
Mount Pleasant, SC 29464

File No. ERGMTP-20-11756

STATE OF SOUTH CAROLINA  
COUNTY OF BERKELEY

***SPECIFIC POWER OF ATTORNEY  
TO PURCHASE REAL ESTATE***

KNOW ALL MEN BY THESE PRESENTS, that I, **Thomas David McCurdy**, do hereby constitute and appoint **Carol Ann Marie McCurdy** as my true and lawful Agent to act in, manage, and conduct all my affairs as they may pertain to the purchase of the property known as Lot 4, Daniel Island Park - Nobels PT, located at 547 Wading Place, Charleston, SC 29492, in the County of Berkeley, State of South Carolina, and for that purpose in my name and on my behalf to do and/or execute all or any of the following acts, instruments, mortgages, deeds, contracts and things, that is to say:

1. To purchase the real property, to include all improvements, located at 547 Wading Place, Charleston, SC 29492 and for this purpose, to receive, confirm, make, and execute any contracts, deeds, mortgages, notes, affidavits, disclosures, settlement statements, or other instruments of every kind, which may be requisite or proper to effectuate the said purchase, and to all intents and purposes, and with the same validity as I could if personally present, and I hereby ratify and confirm whatsoever my said Agent shall do, and may do, by virtue thereof in regards to the purchase of the property located at 547 Wading Place, Charleston, SC 29492.
2. To sign my name to and to execute on my behalf all mortgages, deeds, contracts, affidavits, disclosures, transfers, and instruments whatsoever under such terms and conditions as my Agent shall deem appropriate; and generally to act as my Agent and agent in regard to all matters involving the purchase of the property located at 547 Wading Place, Charleston, SC 29492, Loan to U.S. Bank, N.A., in the amount of \$1,495,000.00 and to do all acts and things as fully and effectively in all respects as could I, if I was personally present, with full power of substitution and revocation.
3. To authorize and agree to the payment of all fees, expenses, and charges for any and all services associated with the purchase of the property located at 547 Wading Place, Charleston, SC 29492, and to accept on my behalf all monies, checks, proceeds, reimbursements, and copies of documents associated with the purchase of said property.

This Power of Attorney shall become effective upon execution of the same, and shall not be revoked for any cause or reason, including any subsequent incapacity, except in the event of my death, or at the execution of an instrument of equal dignity signed by me, revoking this Power of Attorney. The aforesaid notwithstanding, this Power of Attorney will be automatically revoked on August 31, 2020

IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this 25<sup>th</sup> day of

July, 2020

WITNESSES:

Halleydin

Witness#1

[Signature]

Witness#2/Notary Public

Thomas D. McCurdy  
Thomas David McCurdy

STATE OF New Jersey

COUNTY OF Bergen

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)  
)  
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Thomas David McCurdy personally appeared before me within the territorial limits of my jurisdiction on this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this  
25<sup>th</sup> day of July, 2020

[Signature] (L.S.)  
Notary Public for State of New Jersey  
My commission expires: April 6<sup>th</sup> 2021

**AVTAR SINGH**  
Notary Public  
State of New Jersey  
My Commission Expires April 6, 2021  
I.D.# 2407052

AGENT'S CERTIFICATION AS TO THE VALIDITY OF  
POWER OF ATTORNEY AND AGENT'S AUTHORITY

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

I, Carol Ann Marie McCurdy certify under penalty of perjury that Thomas David McCurdy granted me authority as an agent or successor agent in a power of attorney dated 7.25.2020.  
I further certify that to my knowledge:

- (1) the Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney have not terminated;
- (2) the action I desire to take is within the scope of my authority granted under the Power of Attorney.
- (3) if the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred;
- (4) if I was named as a successor agent, the prior agent is no longer able or willing to serve; and
- (5) \_\_\_\_\_

(Insert Other Relevant Statements)

SIGNATURE AND ACKNOWLEDGMENT

CMcCurdy  
Carol Ann Marie McCurdy

Date 7.25.2020

Agent's Address

774 Old Mill Road  
Franklin Lakes NJ 07417

Agent's Telephone Number 201.891.1641

This document was acknowledged before me on July 25<sup>th</sup> 2020, by Carol Ann Marie McCurdy.

[Signature]  
Notary Public for State of New Jersey

My commission expires: April 6<sup>th</sup> 2021

AVTAR SINGH  
Notary Public  
State of New Jersey  
My Commission Expires April 6, 2021  
I.D.# 2407052