

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

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

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

Instrument #: 2022011748
Receipt Number: 252987 **Return To:**
Recorded As: EREC-POWER OF ATTORNEY
Recorded On: March 24, 2022
Recorded At: 09:57:57 AM **Received From:** SIMPLIFILE
Recorded By: JAMIE WIEMANN **Parties:**
Book/Page: RB 4188: 734 - 736 Direct- FURQAN, MATTHEW
Total Pages: 3 Indirect- BOWERS, JEFF

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

Recording Fee: \$25.00
Tax Charge: \$0.00



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

SPECIFIC POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS That I/We, **Matthew Furqan and Ritarsha Y. Furqan**, hereby appoint **Jeff Bowers** as my/our true and lawful Agent to act in, manage, and conduct all my/our affairs as they may pertain to the refinance of the property located at **7009 Lanier Street, Hanahan, SC 29410** and for that purpose in my/our name and on my/our 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 refinance the real property, to include all improvements, located at **7009 Lanier Street, Hanahan, SC 29410**, with an approximate loan amount of **ONE HUNDRED FIFTY-SIX THOUSAND THREE HUNDRED EIGHTY AND NO/100 DOLLARS (\$156,380.00)** through **Navy Federal Credit Union**, or at such other amount deemed advisable by my Agent 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 refinance and to all intents and purposes, and with the same validity as I/we could if personally present, and I/we hereby ratify and confirm whatsoever my/our said Agent shall do, and may do, by virtue hereof in regards to the refinance of the property located at **7009 Lanier Street, Hanahan, SC 29410**.
2. To sign my/our name(s) to and to execute on my/our behalf all mortgages, deeds, contracts, affidavits, disclosures, transfers, and instruments whatsoever under such terms and conditions as my/our Agent shall deem appropriate; and generally to act as my/our Agent in regard to all matters involving the refinance of the property located at **7009 Lanier Street, Hanahan, SC 29410**, and to do all acts and things as fully and effectively in all respects as could I/we, if I was/we were 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 refinance of the property located at **7009 Lanier Street, Hanahan, SC 29410**, and to accept on my/our behalf all monies, checks, proceeds, reimbursements, and copies of documents associated with the refinance 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/the death of one or both of us, or at the execution of an instrument of equal dignity signed by me/us, revoking this Power of Attorney. The aforesaid notwithstanding, this Power of Attorney will be automatically revoked on **February 21, 2023**.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and affixed my/our seal this 23rd
day of February, 2022

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

Witness No. 1

Print Name: Kevin Peck

[Signature]

Matthew Furqan

[Signature]

Ritarsha Y. Furqan

[Signature]

Witness No. 2

Print Name: Jennifer Calliste

STATE OF)

COUNTY OF)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 23rd day of February, 2022,
by Matthew Furqan and Ritarsha Y. Furqan.

[Signature]

NOTARY PUBLIC FOR THE STATE OF

My Commission Expires:

[Signature] Alexandra Nerio, U.S. Navy
Federal Notary, Under Authority of 10 U.S.C. § 1044a
Office of the Judge Advocate General of the Navy
Commission Expires: 07/12/23