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FORSYTH COUNTY NC FEE \$26.00
 PRESENTED & RECORDED
 12/01/2022 03:59:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3730
PG: 4195 - 4196

Drafted by: T. Thomas Kangur, Jr.

NORTH CAROLINA)	
)	
FORSYTH COUNTY)	LIMITED POWER OF ATTORNEY FOR REAL PROPERTY

I, Elena M. Nigito, name the following person as my agent:

Name of Agent: Jonathan Joseph Nigito

For purposes of this power of attorney, the "Property" is all of that real property located in Forsyth County, North Carolina and is known or identified as follows:

Being known and designated as Lot Number 101, as shown on the map of CLEMMONS WEST, SECTION FOUR, as recorded in Plat Book 27, at Page 5 (3 sheets), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 5892-02-9301 (Block 4208J, Lot 101)

Property Address: 6900 Bridgewood Road, Clemmons, NC 27012

GRANT OF AUTHORITY

I grant my agent authority to act for me with respect to the Property, all tangible personal property related to the Property, and all financial transactions relating to the Property. The authority granted to my agent pursuant to this power of attorney expressly includes the following:

- 1) The authority to act with respect to real property as set forth in Section 32C-2-204 of the North Carolina General Statutes; and,
- 2) The authority to act with respect to tangible personal property as set forth in Section 32C-2-205 of the North Carolina General Statutes; and,
- 3) The authority to act with respect to banks and other financial institutions as set forth in Section 32C-2-208 of the North Carolina General Statutes.

4) The authority granted to my agent pursuant to this power of attorney may be exercised by my agent even though the exercise of that authority may benefit the agent or a person to whom the agent owes an obligation of support.

EFFECTIVE DATE; AUTOMATIC EXPIRATION

This power of attorney is effective immediately upon its execution and shall not be affected by my subsequent incapacity. The authority of my agent to act on my behalf pursuant to this power of attorney will automatically expire one year from the date of this power of attorney. Actions taken by my agent on my behalf pursuant to this power of attorney while this power of attorney remains in effect shall continue to bind me even after my agent's authority expires.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

MEANING AND EFFECT

The meaning and effect of this power of attorney shall for all purposes be determined by the law of the State of North Carolina.

Dated this 23 day of November, 2022.

Elena Nigito
ELENA M. NIGITO

State of PA, Montgomery County

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in capacity indicated: Elena M. Nigito.

Date: 11/23/2022

John Malloy
Signature of Notary Public

Commonwealth of Pennsylvania - Notary Seal John Malloy, Notary Public Montgomery County My commission expires July 11, 2026 Commission number 1423946

John Malloy
Notary's printed or typed name

My Commission Expires: 7/11/2026