

GEORGETOWN COUNTY, SC

RECORDING FEES \$25.00

Marlene McConnell

STATE TAX \$0.00

Register of Deeds

COUNTY TAX \$0.00

By: THERESA FREEMAN Clerk

12-08-2025 03:32 PM

2025012252

POWER / ATT

BK:RB 4931 PG:341-342

STATE OF SOUTH CAROLINA)
)
 COUNTY OF HORRY) LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **Dean W. Ciocchi**, have made, constituted and appointed, and do by these presents make, constitute and appoint **Daniel J. Nanigian** my true and lawful Agent to act for me in my behalf, to execute any and all documentation necessary and/or incidental to the sale of real property known as **64 Summerlight Drive (Lot 87 Palm Bay at The Bays of Prince Creek), Murrells Inlet, South Carolina 29576**, including, but not limited to a Deed, Closing Disclosure, HUD Settlement Statement, ALTA Settlement Statement, affidavits related to the sale of said property and any and all seller documents otherwise necessary and/or incidental to the sale of the said real property further described below:

ALL AND SINGULAR, that certain piece, parcel or lot of land situate, lying and being located in Georgetown County, South Carolina, being shown and designated as Lot 87 on that certain plat entitled "Final Plat of Palm Bay at the Bays of Prince Creek, Tax District 41 Georgetown County, South Carolina prepared for: Sunbelt Land Group, LLC" and prepared by Thomas and Hutton Engineering Company, dated October 20, 2005 and recorded at Plat Slide 602 at Page 9 and 10, Office of the Register of Deeds for Georgetown County, SC; said plat being incorporated herein and made a part of this description.

TOGETHER WITH a non-exclusive easement for pedestrian and vehicular access, ingress and egress over and across Greenway Boulevard from the above described property to Prince Creek Parkway; said easement being appurtenant to and running with the above described real property.

THE CONVEYANCE of the aforesaid real property shall be subject to all easements, reservations, rights-of-way, restrictions, encroachments, and covenants of record which may affect the above described property, and all governmental statutes, ordinances, rules and regulations.

Giving and granting unto my said Agent full power and authority to do and perform all and every act, deed, matter and thing with respect to the above described transaction in my place and stead as fully and effectively for all intents and purposes as I could do in my own person if personally present. And I hereby ratify all that my said Agent shall lawfully do or cause to be done or have heretofore done by virtue of these presents.

This power of attorney shall not be affected by my incapacity or incompetence. I hereby declare that any act or thing lawfully done hereunder by my said Agent shall bind my representatives, heirs and assigns.

The authority granted herein shall automatically terminate three (3) months from the date hereof, unless sooner terminated by written instrument of the undersigned.

IN WITNESS WHEREOF, the undersigned has executed this LIMITED SPECIFIC POWER OF ATTORNEY this 24th Day of November, 2025.

[Signature]
1st Witness

Dean W. Ciocchi {L.S.}
Dean W. Ciocchi

Harman Shamshad
Printed Name

[Signature]
2nd Witness (must be different
From 1st witness)

Jacob Gaulin
Printed Name

STATE OF Massachusetts)
COUNTY OF Worcester)

ACKNOWLEDGMENT
(Pursuant to S.C. Code Section 30-5-30 (C))

I, Devin Gaulin the undersigned notary, do hereby certify that the above subscribed Dean W. Ciocchi personally appeared before me this day and acknowledged the due execution of the foregoing instrument. The above witnesses, including myself as notary, are not parties to, nor beneficiaries of this transaction.

Witness my hand and official seal this 25th day of November, 2025.

[Signature]
Notary Public for State of ~~South Carolina~~ Massachusetts
Devin Gaulin

Print Name

My Commission Expires: 04-27-29
(SEAL)



DEVIN T GAULIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 27, 2029