

Randy L. Baker

From: Shirley Kelly-Parson <shirleykellyparson@gmail.com>
Sent: Friday, June 4, 2021 12:41 PM
To: Randy L. Baker
Cc: Shirley A KParson; Bobby Taboada
Subject: Property Located at 181 Scotts Creek - Angier, NC
Attachments: Flora McCant Property - 181 Scotts Creed - Angiers, NC.docx; Power of Attorney_181 Scotts Creek_Angier,NC.pdf

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Hi Randy,

Thank you for taking the time to discuss the Harnett County's Condemnation Process of 181 Scotts Creek in Angier, NC. The following is my understanding of the process.

There were several complaints from neighbors of the condition of the property and an inspector (Dean Taylor) was sent out on May 18th and noted deterioration of the roof, ceilings, porch, exterior stairs, doors and windows. Would it be possible to obtain a copy of this report and any pictures taken at that time?

At this point, Harnett County's legal department is pulling information regarding owner(s) and pulling a title search on the property. Once that has been concluded a hearing will be scheduled. Due to Flora McCants (Owner) and I (POA) both living out of state, a video conference can be arranged. I thank you for suggesting the video conference because I would definitely like to be apart of this process. Would it be possible to have our realtor Bobby Taboada included (if he is interested)?

During or some time after the hearing, a determination will be made/ordered if the house will need to be demolished. Within sixty (60) days after the determination/order owners (Flora/I) would need to have started remodeling or demolition of said property. If this is not done, Harnett County will bid out the demolition job, have the house demolished and send a bill to Flora/I for the cost of this demolition. If this is not paid, foreclosure of the home will begin.

It's also my understanding that if/when a Construction or Demolition Permit has been requested, the Condemnation Process will cease.

I have spoken with our realtor Bobby Taboada requesting a listing of demolition contractors (I like to be prepared). But, at this time we are moving forward with listing the property for sale and hope to have it sold to a buyer who is interested in the land only and/or remodeling the home. We are listing with full disclosure of the house being condemned.

Attached you will find copies of recent pics and the Power of Attorney indicating my authority relating to this property. Again, thank you for speaking with me and I will stay in touch.

Also, I do believe you have the wrong telephone number for my Aunt Flora McCants and it should be 1-989-635-7898. If you need to call her please stay on the line because it may take her awhile to get to the phone; remember she is 89 years old. The address you have on record is correct.

Looking forward to keeping in touch. My contact information is below.

Shirley Kelly-Parson
333 Myrtle Avenue
Albany, NY 12208
518-334-1191
psparson@yahoo.com

REAL ESTATE POWER OF ATTORNEY

The 1 individual(s) Flora I. McCants of 2892 Koylette, Marlette, Michigan, 48453 (the "Principal")

HEREBY APPOINTS

The individual Shirley Kelly-Parson of 333 Myrtle Avenue, Albany, New York, 12208 (the "Agent")

TO CONDUCT THE FOLLOWING

The Agent is authorized to perform any act on behalf of the Principal in order to complete the sale of real estate which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and the delivery of all documents. In addition, the Agent may accept the closing proceeds for deposit into the Principal's bank account which has been previously disclosed to the Agent.

The Agent is authorized to perform any act on behalf of the Principal in order to complete the purchase of real estate which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and the delivery of all documents. In addition, the Agent is authorized to negotiate, modify, execute, and deliver any documents necessary to complete the financing used to purchase the real estate as well as to withdraw and disburse funds necessary for the closing from the Principal's account which has been previously disclosed to the Agent.

The Agent is authorized to perform any act related to the management or maintenance of real estate which includes, but is not limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as required on a day-to-day basis.

The Agent is authorized to perform any act related to the refinancing the Principal's debts related to the real estate. This may include, but is not limited to, the modifying, negotiating, executing, and delivering all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete from/into the Principal's account which has been previously disclosed to the Agent.

In addition to the powers mentioned, the Principal specifically lists the following as additional powers to the Agent: Agent will arrange for property maintenance, repairs, utilities, etc. that will be needed in managing and/or selling the property.

THE AFOREMENTIONED POWERS STATED IN THIS REAL ESTATE POWER OF ATTORNEY MAY ONLY BE USED FOR THE REAL ESTATE LOCATED AT:

Mailing Address: 181 Scotts Creek Run, Angiers, North Carolina, 27501

This power of attorney document shall begin on May 1 2021 and end on December 31 2021.

In addition, this power of attorney document shall be considered void if another is created for the Principal for their real estate or if a revocation form has been authorized.

The Principal grants the Agent the full power and authority to perform all acts on their behalf, in accordance with the aforementioned powers, as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

This power of attorney document shall be governed by, and construed in accordance with, the laws located in the State where the property is located.

This power of attorney hereby revokes any existing power of attorney document that may have previously been granted in relation to the above-described real estate.

The Principal and Agent shall execute this power of attorney in the presence of a notary public and two (2) witnesses.

Principal's Signature Flora I McCants

Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that they: (A) accept the appointment; (B) understand the duties under this Power of Attorney and the law.

Agent's Signature Shirley Kelly-Parson
Shirley Kelly-Parson

Affirmation by Witness

I, Margaret Hebrner, witnessed the execution of this Power of Attorney by the Principal, Flora I. McCants, and affirm that Flora I. McCants appeared to be of sound mind, was not under duress, and that Flora I. McCants affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness Signature Margaret Hebrner
Print Name MARGARET HEBNER

Affirmation by Witness

I, Donna Lee Chappell, witnessed the execution of this Power of Attorney by the Principal, Flora I. McCants, and affirm that Flora I. McCants appeared to be of sound mind, was not under duress, and that Flora I. McCants affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness Signature Donna Lee Chappell
Print Name DONNA LEE CHAPPELL

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

County of Sanilac

State of Michigan

On this 12 day of May, 2021, before me, Kay Ann Slinger, appeared Flora I. McCants, as the Principal who proved to me through government-issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Kay Ann Slinger
Notary Public

Print Name: Kay Ann Slinger My commission expires: 01-07-2023



**Flora McCant's Property Located at
181 Scotts Creek – Angiers, NC
May 2021**

Living Room



Back Porch



Front Porch



Garage



Driveway



Front Yard

