

**2016003734**TRANSYLVANIA CO, NC FEE \$26.00
PRESENTED & RECORDED

08-08-2016 03:12:58 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS**BK: DOC 772****PG: 355-358**

Prepared by and Return to: Margaret M. Hunt

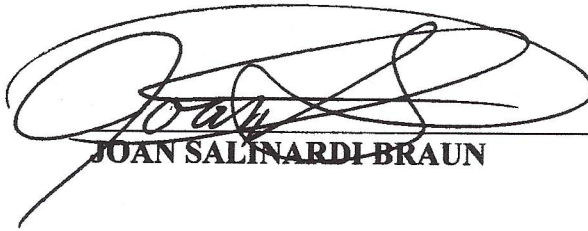
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that we, **JOAN SALINARDI BRAUN**, wife of Michael A. Braun; **JOSHUA I. BRAUN** and wife **ROBIN B. BRAUN**; and **JONATHAN BRAUN** and wife, **HARRIET INEZ PEACOCK**, have made, constituted and appointed and by these presents do make, constitute and appoint **MICHAEL A. BRAUN**, our true and lawful attorney-in-fact under and by virtue of the provisions of the General Statutes of North Carolina, Section 32A-8 et seq to sign, execute and deliver on our behalf all documents necessary for us to sell and convey all of the real property owned by **ARNOLD B. BRAUN** at the time of his death, being all of Lot 2 of Deerlake Cottages East in Phase I of Deerlake Village, more particularly described in Deed Book 338, Page 493, Transylvania County Registry, including but not limited to a Listing Agreement with a licensed North Carolina real estate agent; an Offer to Purchase and Contract; a North Carolina General Warranty Deed; Owner Affidavit; NC Lien Affidavit; 1099-S Real Estate Reporting Affidavit; HUD-1 Settlement Statement and any other documents required to sell and convey the said property.

This Power of Attorney shall not be affected by our subsequent incapacity or mental incompetence.

And we do hereby ratify and confirm all things so done or to be done by our said Attorney-in-Fact within the scope of this authority as fully and to the same extent as if the same were by us personally done and performed. Our said Attorney shall not be required to file inventories, annual accounts, receipts and dispositions of principal and income or any other transaction with the Clerk of Superior Court.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 21st day of July, 2016.

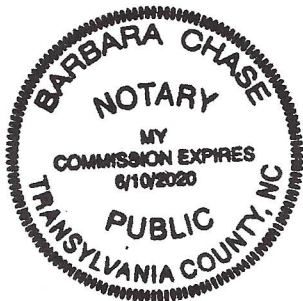

JOAN SALINARDI BRAUN

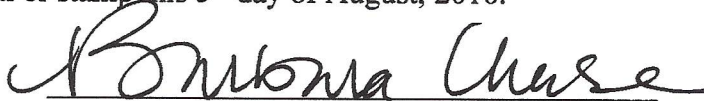
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid do hereby certify that **JOAN SALINARDI BRAUN** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial seal or stamp this 5th day of August, 2016.

(Affix Seal)




Barbara Chase, Notary Public
My Commission Expires: 06-10-2020


 JOSHUA I. BRAUN

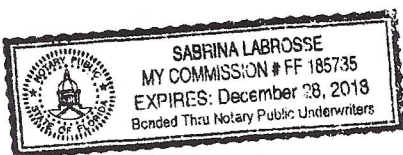

 ROBIN B. BRAUN

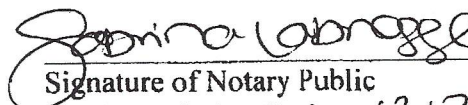
STATE OF FLORIDA
 COUNTY OF BROWARD

I Sabrina Labrosse, Notary Public of the County and State aforesaid do hereby certify that **JOSHUA I. BRAUN** and wife **ROBIN B. BRAUN** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial seal or stamp this 26 day of JULY, 2016.

(Affix Seal)




 Signature of Notary Public
 My Commission Expires: 12/28/2018