

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2026001195
Receipt Number: 220979 **Return To:**
Recorded As: EREC-POWER OF ATTORNEY
Recorded On: January 16, 2026
Recorded At: 11:35:26 AM **Received From:** SIMPLIFILE
Recorded By: NW **Parties:**
Book/Page: RB 16355: 49 - 51 Direct- THOMPSON, JOSEPH CHRISTOPHER
Total Pages: 3 Indirect- CHARPIA, RANDALL D

*** EXAMINED AND CHARGED AS FOLLOWS ***

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



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

**SPECIFIC
POWER OF ATTORNEY
TO SELL REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that we, **Joseph Christopher Thompson and Kelly Thompson** have made, constituted and appointed, and by these presents do constitute, make and appoint **Randall L. Charpia or Roman V. Hammes or Christian T. Wall**, true and lawful attorney for us and in our names and stead, to conclude the sale of **1046 Tea Time Drive, Summerville, SC 29472** at a sales price of **Three Hundred Twelve Thousand And No/100 Dollars (\$312,000.00)**. Our said attorney's authority includes specifically, the right to execute and deliver a contract for purchase and sale, Closing Disclosure and/or Settlement Statement, a deed of conveyance, title insurance company seller's affidavits, and any other documents necessary for the completion of said transaction, to receive the net proceeds of the sale on our behalf, and to endorse any checks made out to our order.

GIVING AND GRANTING unto our attorney by these presents, full power and authority in and about the premises for us and in our names, to do and execute the same as fully and amply to all intents and purposes as we might or could do if we were personally present, or if the matter requires more special authority, that is hereby given, and we hereby ratify and confirm all and whatsoever our said attorney shall lawfully do in and about the premises by virtue thereof.

We hereby agree and represent to those persons dealing with our said agent and attorney that this Power of Attorney shall not terminate on disability of the principal and may be voluntarily revoked only by a written instrument of revocation filed of record in the Office of the Register of Deeds of Dorchester County, South Carolina, except that, if this Power of Attorney has not been sooner revoked, it shall in any event be automatically revoked and terminated and shall become null and void and without any further action at 11:59 p.m., E.S.T., on the 31st day of December, 2026.

Weeks & Irvine, LLC
810 N. Main Street
Summerville, SC 29483
25-14146SD

IN WITNESS WHEREOF, we have set our Hands and Seals 22nd day of December, 2025.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF

Rebekah June

Witness No. 1 (Sign)

Printed Name: Rebekah June

Joseph Christopher Thompson

Kelly Thompson

Witness No. 2 (Sign)

Printed Name: Tyler June

STATE OF South Carolina
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me this 22nd day of December,
2025 by Joseph Christopher Thompson and Kelly Thompson.

Rebekah June

Notary Public (Sign)

(SEAL)

Printed Name: Rebekah June

My Commission Expires: 08/17/28