

Analysis of Potential Irregularities

After a thorough review of the extracted information from the provided purchase documents, the following potential irregularities and points of interest have been identified:

1. Timeline of Events and Document Dates

The chronological order of the key documents appears to be logical and consistent:

- **April 30, 2020:** Alice Prive Trust is dated.
- **May 2, 2022:** Alice Prive signs the Trust Affidavit, confirming the validity of the trust.
- **May 24, 2022:** Mary Polk signs the Power of Attorney, appointing Luther James Rollins, Jr. as her Attorney-in-Fact.
- **June 2, 2022:** Luther James Rollins, Jr. signs the Affidavit Accompanying the Use of a Power of Attorney.
- **June 2, 2022:** The MERS Mortgage document is dated, with Luther James Rollins Jr. and Mary Polk as borrowers.
- **May, 2022 (Recorded June 8, 2022):** The General Warranty Deed is made, transferring the property from Alice Prive to Luther J. Rollins, Jr. and Mary O. Polk.

Observation: The dates are in a logical sequence, with the necessary legal instruments (Trust Affidavit and Power of Attorney) being executed before the main transaction documents (Deed and Mortgage). There are no immediate red flags in the timeline itself.

2. Documentary Stamp Tax Calculation

The documentary stamp tax on the deed is a key area for verification. The deed states that the documentary stamps are **\$3,640.00**. In Florida, the documentary stamp tax rate for deeds is **\$0.70 per \$100** (or portion thereof) of the consideration.

- **Calculation:** $(\$3,640.00 / \$0.70) * \$100 = \$520,000$

This calculated consideration of **\$520,000** matches the sale price of the property as indicated in the user-provided Zillow price history. This confirms that the documentary stamps were calculated correctly based on the sale price.

3. Power of Attorney (POA) Usage

The Power of Attorney is a critical document in this transaction, as it allows Luther James Rollins, Jr. to act on behalf of Mary Polk. The following points have been considered:

- **Specificity:** The POA is a "Specific Durable Power of Attorney," explicitly limited to the purchase of the property at 2649 Tifton Street S., Gulfport, Florida 33711. This is a good practice and reduces the risk of misuse.
- **Timing:** The POA was executed on May 24, 2022, before the mortgage and deed were finalized, which is the correct sequence.
- **Affidavit of POA:** The "Affidavit Accompanying the Use of a Power of Attorney," signed by Luther James Rollins, Jr. on June 2, 2022, further strengthens the validity of the POA. In this affidavit, he attests that the POA is still in full force and effect and has not been revoked.

Observation: The use of the Power of Attorney appears to be in order and properly documented. There are no apparent irregularities in its application to this transaction.

4. Consistency Across Documents

The consistency of key information across all provided documents is crucial for a smooth and legal transaction. The following has been verified:

- **Names:** The names of the grantor (Alice Prive), grantees (Luther J. Rollins, Jr. and Mary O. Polk), and lender (Gershman Investment Corp.) are consistent across all relevant documents.
- **Property Description:** The legal description of the property and the Parcel ID Number are identical in the Deed, Mortgage, and Trust Affidavit.
- **Loan Details:** The loan number (10534113) and lender name are consistent between the Power of Attorney and the MERS Mortgage document.

Observation: The information presented in the documents is consistent, which is a positive sign and indicates a low likelihood of clerical errors or fraudulent misrepresentation.

5. Potential for Unseen Irregularities

While the provided documents appear to be in order, it's important to acknowledge that there could be irregularities that are not apparent from the documents alone. These could include:

- **Undisclosed Agreements:** There may be side agreements or understandings between the parties that are not reflected in the official documents.
- **Issues with the Trust:** While the Trust Affidavit confirms the validity of the Alice Prive Trust, a full review of the trust document itself would be necessary to identify any potential issues or limitations that could affect the transaction.
- **Authenticity of Signatures:** The authenticity of the signatures on the documents cannot be verified from the provided copies. This would require a forensic examination.

Conclusion

Based on a thorough analysis of the provided purchase documentation, **no significant irregularities have been identified**. The documents are internally consistent, the timeline of events is logical, and the use of the Power of Attorney appears to be appropriate and well-documented. The documentary stamp tax on the deed aligns with the known sale price of the property.

While the possibility of unseen irregularities always exists, the provided documents themselves do not raise any red flags. The transaction appears to have been conducted in a standard and legally sound manner.