

### **LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That I, Matthew Thomas Tivnan (the "Principal"), presently of Somerville, Massachusetts, do hereby make, constitute and appoint, Marina Tivnan, of Somerville, Massachusetts, to be my true and lawful Agent for me and in my name, place and stead, giving and granting unto my said Agent full power and authority to perform any and all lawful acts and deeds necessary to purchase the real property described below at a purchase price of Five Hundred Ten Thousand and 00/100 Dollars (\$510,000.00) and to obtain a Four Hundred Fifty-Nine Thousand and 00/100 Dollar (\$459,000.00), 30-year, fixed rate mortgage with an interest rate of 7.325% with CrossCountry Mortgage, LLC to finance said purchase, including without limitation the execution of any mortgage, note, application, disclosures etc., and also including without limitation the ability to deliver and/or record any documents thereby required and to receive and/or distribute any funds incident thereto of the following described real estate:

### **SEE EXHIBIT "A" ATTACHED**

COMMONLY known as, 62 Perkins Avenue, Malden, Middlesex County, Massachusetts, and all buildings located on the premises. Said Agent shall further have full power and authority, without limiting the powers described previously, to sign and execute all documents and other papers required by the Lender, Title Insurance Company and any other entity involved in the Mortgage Loan transaction of the premises, granting unto my Agent full power and authority to do and perform each and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intent and purposes as I could do, if personally present, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue thereof.

This Power of Attorney shall not be affected by my subsequent disability or incapacity. It is my wish and intent that the authority conferred by me to my Agent pursuant to this Power of Attorney should be exercisable notwithstanding my disability, my incapacity, or subsequent disability or incapacity or uncertainty as to whether I may be dead or alive. All acts done by my Agent pursuant to the Agent's instructions during any period of disability or incompetence or uncertainty as to whether I may be dead or alive shall have the same effect and shall bind my heirs, legatees, devisees and personal representative as if I was alive, competent and not disabled.

IN WITNESS WHEREOF, I hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Matthew Thomas Tivnan

We, the undersigned witnesses, each declare in the presence of the above named Principal that neither of us is related to him/her by blood or marriage and neither of us has a current claim against any portion of his/her estate, and further each of us hereby signs this instrument as a witness in his/her presence, and that to the best of our knowledge he/she is eighteen (18) years of age or over, of sound mind, and under no constraint or undue influence.

\_\_\_\_\_, residing at \_\_\_\_\_  
Witness

\_\_\_\_\_, residing at \_\_\_\_\_  
Witness

**COMMONWEALTH OF MASSACHUSETTS**

\_\_\_\_\_, ss. \_\_\_\_\_, 2024

On this day, before me, the undersigned notary public, personally appeared, Matthew Thomas Tivnan, \_\_\_\_\_, and \_\_\_\_\_, proved to me through satisfactory evidence of identification which were \_\_\_\_\_, \_\_\_\_\_, respectively, to be the persons whose names are signed on the preceding or attached document, who personally executed such document in my presence, acknowledged to me that he or she signed it voluntarily for its stated purpose and swore or affirmed to me that the contents of said document are true, accurate and complete.

\_\_\_\_\_  
Notary Public  
My commission expires:

### **EXHIBIT A**

A certain parcel of land in Malden with buildings thereon situated and now numbered as 62 Perkins Avenue, and being shown as Lot 106 on a "Plan of Regent Park, Malden, Massachusetts, belonging to Hazelwood Park Realty Trust, Karl V. Wolsey, Trustee" dated September 18, 1942 by Charles H. Connors, Civil Engineer, and recorded with the Middlesex South Registry of Deeds at the end of Book 6634.

Containing 1069 square feet of land, according to said plan.

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Witness

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