

RECEIVED

May 04 2026

S.C. SUPREME COURT

EXHIBIT A

THE STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)
)
)

AFFIDAVIT

PERSONALLY appeared before me on April 20, 2026, Dearnyn Grier, who, being duly sworn, says that she is an employee of The Citizens Bank, and that on information and belief the following occurred in her presence.

On or about March 31, 2026, I, Dearnyn Grier, was working at The Citizens Bank, in Murrells Inlet, at 3796 Hwy 17 Bypass N, Murrells Inlet, SC 29576. Steven Mantell, came into the branch to submit a Corporate Power of Attorney for financial powers among other powers. The Corporation listed in the Power of Attorney by Mr. Steven Mantell was CDM Corporation, at 11919 Plaza Drive, Murrells Inlet, South Carolina 29576.

The first time he came in Mr. Mantell delivered the Power of Attorney documents, however, I told him it had to go through legal to get approved before he could be added to the account. Mr. Mantell seemed to understand and left the branch. Approximately, 3 to 4 days later, in April 2026, Mr. Mantell came back in person to the Murrells Inlet branch location. At that point in time, I let him know that The Citizens Bank was not going to accept the Power of Attorney because it was not recorded and because his corporation was not on the South Carolina Board of Financial Institutions approved list, which is listed on their website.

Mr. Mantell responded by telling me that he was going to get the Power of Attorney recorded and that he didn't know why we, The Citizens Bank, were looking at the Board of Financial Institutions list. He further told me that the law was going to change soon prior to leaving the bank.

Approximately 3 or 4 days later, after it was denied the first time, Mr. Mantell came back to the Murrells Inlet branch in person and asked if I would resubmit the Power of Attorney he provided because it had since been clocked and recorded on April 10, 2026. I agreed to resubmit it, but once again informed him that was not the only reason it was declined. I once again told him he was not on the approved list, and he was very confused as to why we were looking at the South Carolina Board of Financial Institutions list.

I resubmitted the recorded Power of Attorney to the legal department, who once again denied the documents. I then called Mr. Mantell's office. Mr. Mantell was not in the office; therefore, I left a message with a female assistant who answered the phone. While on the phone with the assistant she told me that she did not understand why The Citizens Bank would not accept the recorded Power of Attorney when no other banks in the area gave them any issue. That The Citizens Bank was the only bank in the area that was giving them any problems with their Power of Attorney documents. I took this to mean that all other banks accepted their Powers of Attorney documentation.

April 20, 2026


Dearlyn Grier
Customer Service Representative

Sworn to before me this 20 day of April 2026


Notary Public for South Carolina

My Commission expires: 10/07/2035



STATE OF SOUTH CAROLINA)
) DURABLE POWER OF ATTORNEY
 COUNTY OF GEORGETOWN)

KNOW all men by these presents that I, [REDACTED] the undersigned, currently of 7 Destin Court, Pawleys Island, SC 29585 do hereby make, constitute and appoint CDM CORPORATION BY AND THROUGH ITS REPRESENTATIVE, STEPHEN MANTELL currently of 1919 Plaza Drive Murrells Inlet, SC 29576, as my true and lawful agent to manage and conduct all of my affairs for me and to act in my name, place, and stead for my use and benefit.

I hereby grant unto my said agent the following powers and authority:

1. Full power to do and perform all and every act that I may legally do through an agent, specifically including the power to perform all and every act specified in SC Code Ann. §62-8-204 through §62-8-217, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said CDM CORPORATION BY AND THROUGH ITS REPRESENTATIVE, STEPHEN MANTELL shall lawfully designate by virtue of the power herein conferred upon it.

2. By way of illustration, and not of limitation, the powers conferred upon my agent shall include, but shall in no way be limited to the following:

- A. the power to endorse, sign, seal, execute and deliver any and all contracts, contract amendments, affidavits, promissory notes, equity line agreements, settlement statements, closing disclosures, notes, mortgages, deeds and other written instruments, of whatever kind and nature as may be necessary or convenient for the selling, purchasing, financing or refinancing of any real property;
- B. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any personal property transactions;
- C. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any bond, share, and commodity transactions including dealing with commodity

futures contracts and call or put options on stocks or stock indexes


- D. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any banking transactions;
- E. the power to access any and all of my safe deposit boxes or vaults;
- F. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any business operating transactions;
- G. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any insurance transactions;
- H. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any estate transactions;
- I. the power to take any step or perform any action necessary to carry out any act associated with my personal relationships and affairs;
- J. the power to take any step or perform any action necessary to handle all legal matters, including taking all steps necessary to retain an attorney to file suit on my behalf or defend any suit brought against me;
- K. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any debt consolidation and/or resolution; and
- L. the power to endorse, sign, seal, execute and deliver any documents necessary to carry out any tax, social security and unemployment transactions.

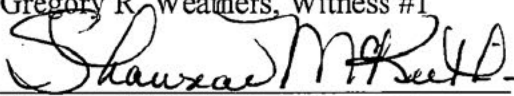
3. No person who may act in reliance upon the representations of my agent for the scope of authority granted to the agent shall incur any liability as to me or to my estate as a result of permitting my agent to exercise this authority, nor is any such person who deals with my agent responsible to determine or ensure the proper application

of funds or property.

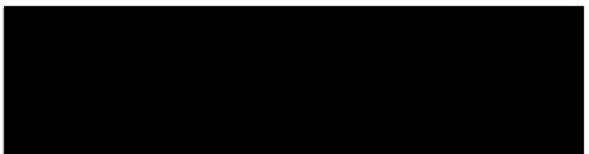
4. This power of attorney shall not be affected by physical disability or mental incompetence of the principal which renders the principal incapable of managing her own estate. This is intended to be a durable power of attorney as set forth in South Carolina Code §62-8-101, et seq.

I, [REDACTED] sign my name to this instrument this 16th day of May, 2023, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my durable power of attorney and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.




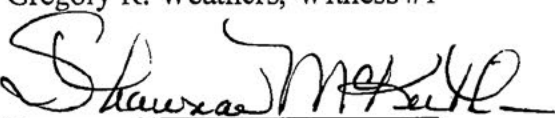
Gregory R. Weathers, Witness #1


Shawnae McKeithan, Witness #2



We, GREGORY R. WEATHERS and SHAWNAE MCKEITHAN, witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that [REDACTED] signs and executes this instrument and that she signs it willingly (or willingly directs another to sign for her) and that each of us, in the presence and hearing of her hereby sign this instrument as witness to her signing, and that to the best of our knowledge she is eighteen years or age or older, of sound mind, and under no constraint or undue influence.

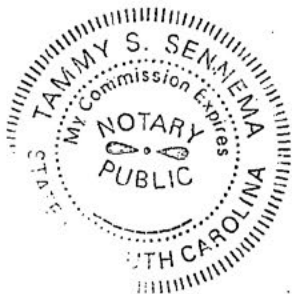


Gregory R. Weathers, Witness #1


Shawnae McKeithan, Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

The attached Durable Power of Attorney has been subscribed, sworn to, and acknowledge before me by [REDACTED] and subscribed and sworn to before me by GREGORY R. WEATHERS and SHAWNAE MCKEITHAN, the witnesses, this 16th day of May, 2023.



Tammy Sennema (seal)

Notary Name: Tammy S. Sennema
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 10/1/28

Return to: CDM Corp
11919 Plaza Dr.
Murrells Inlet, SC 29576

2026003607
POWER / ATT
RECORDING FEES \$25.00
PRESENTED & RECORDED:
04-10-2026 02:15 PM
MARLENE MCCONNELL
REGISTER OF DEEDS
GEORGETOWN COUNTY, SC
BY: THERESA FREEMAN CLERK
BK: RB 4989
PG: 391 - 394

Danielle Mantell