

FILED AT THE REQUEST OF:  
WHEN RECORDED RETURN TO:

\_\_\_\_\_  
This space reserved for Recorder's use

APN: \_\_\_\_\_

TRA: \_\_\_\_\_

**SPECIAL POWER OF ATTORNEY  
FOR CLOSING REAL ESTATE TRANSACTION**  
(Agent for Seller)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENT, THAT I \_\_\_\_\_,  
whose address is \_\_\_\_\_, desiring to execute a SPECIAL  
POWER OF ATTORNEY, hereby appoint, \_\_\_\_\_, of  
\_\_\_\_\_ County, California, as my Attorney-in-Fact to act as follows, GRANTING  
unto my Attorney-in-Fact full power to:

To do all things necessary to close on the sale of the property described below,  
commonly known as \_\_\_\_\_ (address), with full  
power and authority for me and in my name to execute any and all documents  
necessary to effect the sale, conveyance and settlement on said property to any  
person or persons of his choosing, including but not limited to, deeds, checks,  
receipts, releases, warranties, affidavits, contracts, addenda, settlement statements,  
loan commitments and disclosure statements, truth-in-lending statements, all  
forms of commercial papers, endorsements to checks, or the like, and any such  
other instrument or instruments in writing of whatever kind, character and nature  
as may be necessary to complete the sale, financing arrangements, and the  
settlement process. FURTHER GRANTING full power and authority to collect  
and receive any funds or proceeds of said sale in any manner which, in his sole  
discretion, he sees fit.

The legal description of the property is as follows, to-wit:

**See Attached Exhibit A**

I hereby ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be  
done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in my name, and all instruments and documents executed by my Attorney hereunder shall contain my name, followed by that of my attorney and the description "Attorney-in-Fact", excepting however any situation where local practice differs from the procedure set forth herein, in that event local practice may be followed. This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as any revocation is recorded in the recorder's office of the county where the land is located.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 20 .

\_\_\_\_\_  
Signature  
Print Name: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(here insert name and title of the officer), personally appeared \_\_\_\_\_

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

Principal Name and Address	Attorney-in-Fact Name and Address
Name:	Name:
Address:	Address:
City:	City:
State: Zip:	State: Zip:
Phone:	Phone:

## **EXHIBIT A**