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Prepared by: \_\_\_\_\_

After Recording, Return to:

\_\_\_\_\_  
*(Full Name of Party)*

\_\_\_\_\_  
*(Company, if applicable)*

\_\_\_\_\_  
*(Street Address)*

\_\_\_\_\_  
*(City, State and Zip Code)*

Record in the following Recording District(s): \_\_\_\_\_

**SPECIAL POWER OF ATTORNEY  
FOR CLOSING REAL ESTATE TRANSACTION**

(Agent for Purchaser)

**THE POWERS GRANTED FROM THE PRINCIPAL TO THE AGENT, AND ATTORNEY-IN-FACT, IN THE FOLLOWING DOCUMENT ARE VERY BROAD. THEY INCLUDE THE POWER TO DISPOSE, SELL, CONVEY, AND ENCUMBER YOUR REAL PROPERTY. ACCORDINGLY, THE FOLLOWING DOCUMENT SHOULD ONLY BE USED AFTER CAREFUL CONSIDERATION. IF YOU HAVE ANY QUESTIONS ABOUT THIS DOCUMENT, YOU SHOULD SEEK COMPETENT ADVICE. YOU MAY REVOKE THIS SPECIAL POWER OF ATTORNEY AT ANY TIME.**

STATE OF ALASKA, \_\_\_\_\_ RECORDING DISTRICT

KNOW ALL MEN BY THESE PRESENT, THAT I \_\_\_\_\_,  
*(Name of Principal)*

whose address is \_\_\_\_\_,  
*(Street Address, City, State, Zip Code)*

desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint, \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_,  
*(Name of Agent)* *(Street Address)*

\_\_\_\_\_, as my Attorney-in-Fact  
*(City, Recording District/County, State, Zip Code)*

to act as follows, GRANTING unto my Attorney-in-Fact full power to:

To do all things necessary to close on the purchase of the property described below, commonly known as \_\_\_\_\_ (address), with full power and authority for me and in my name to sign, seal, execute, acknowledge, and deliver and accept any and all documents necessary to effect the purchase and settlement on said property from the owner thereof, including but not limited to, sales contracts and addendum thereto, negotiable instruments, deeds, deeds of trust, or other instruments, disclosure statements, closing or settlement statements, etc.

FURTHER GRANTING full power and authority to pay any funds for the purchase and the execution of any and all documents in connection therewith, including, but not limited to notes, deeds of trust or mortgages.

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

- See legal description attached hereto as Exhibit A and incorporated herein for all purposes.
- Legal Description:

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 recording district initially set forth above.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Signature of Principal

\_\_\_\_\_  
Type/Print Name



## EXHIBIT A

Principal:

Agent:

Legal Description: