

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

After Recording, Return to:

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

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

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

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

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

STATE OF COLORADO

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

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 \_\_\_\_\_  
(Name of Agent), of \_\_\_\_\_  
(Street Address), \_\_\_\_\_ (City, County, State, Zip Code) 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 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

State of Colorado, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_.

Witness my hand and official seal.

NOTARY  
SEAL

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Commission Expiration Date

Principal – Name and Address:

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*(Complete Name of Principal)*

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*(Street Address)*

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*(City, County, State, Zip Code)*

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*(Telephone number, including area code)*

Attorney-in-Fact – Name and Address:

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*(Complete Name of Agent/Attorney-in-Fact)*

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*(Street Address)*

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*(City, County, State, Zip Code)*

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*(Telephone number, including area code)*

EXHIBIT A

Seller / Principal:

Agent / Attorney-in-Fact:

Legal Description: