

Prepared By and After Recording Return to:
Send Tax Statements to Grantee (Name and Address):

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

COMMONWEALTH OF MASSACHUSETTS
 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 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:

[INSERT DESCRIPTION OR ATTACH EXHIBIT]

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: _____

Commonwealth of Massachusetts
County _____

On this ____ day of _____, 20____, before me personally appeared _____ (or _____ and _____), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public

Print Name: _____

My commission expires:

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