

Prepared by, recording requested by and return to:

Name: _____
Company: _____
Address: _____
City: _____
State: _____ Zip: _____
Phone: _____
Fax: _____

-----Above this Line for Official Use Only-----

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

STATE OF VERMONT
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENT, THAT I _____,
whose address is _____, _____ (City),
_____ (State), _____ (Zip), desiring to execute a
SPECIAL POWER OF ATTORNEY, hereby appoint, _____, of
_____ County, Vermont, 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:

[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: _____

Witness

Print Name: _____

Witness:

Print Name: _____

STATE OF VERMONT

COUNTY OF _____

On this _____ day of _____,
_____, before me personally appeared _____
(name of person acknowledging) to me known to be the person who executed the
foregoing instrument, and _____ (he/she/they) thereupon duly
acknowledged to me that _____ (he/she/they) executed the same to be
_____ (his/her/their) free act and deed.

Notary Public

Print Name: _____

My commission expires:

I, _____, witnessed the signature of the principal above and I affirm that the principal appeared to be of sound mind and free from duress at the time this power of attorney was signed and the principal affirmed to me that he or she was aware of the nature of the document and signed it freely and voluntarily.

Witness:

Address:

Witness:

Address:

STATE OF VERMONT

COUNTY OF _____

At _____ (town or city) on _____ (date)
_____ personally appeared and acknowledged the foregoing power of attorney to be his/her free act and deed. Before me-

(Signature of Person Taking Acknowledgment)

(Seal)

(Title)

My commission expires: _____

I, _____, agent named above attest that : (1) I accept appointment as agent; (2) I understand the duties I am assuming under this power of attorney under the law; (3) I understand that I have a duty to act if expressly required to do so in this power of attorney consistent with said 14 VSA Section 3506(c); and (4) I understand that I am expected to use my special skills or expertise on behalf of the principal as follows (insert any such special skills):

Date _____
Agent _____

NOTE: 27-305 VSA STATES: "A deed or other conveyance of lands or of an estate or interest therein, made by virtue of a power of attorney, shall not be of any effect or admissible in evidence, unless such power of attorney is signed, witnessed by one or more witnesses, acknowledged and recorded in the office where such deed is required to be recorded."