

Prepared by and Return to:

Associates Land Transfer, LLC
136 South Main Street
North Wales, PA 19454
215-699-1200

File No. WTR

UPI #

NOTICE

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU.

THIS POWER OF ATTORNEY DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS, BUT WHEN POWERS ARE EXERCISED, YOUR AGENT MUST USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME INCAPACITATED, UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THESE POWERS OR YOU REVOKE THESE POWERS OR A COURT ACTING ON YOUR BEHALF TERMINATES YOUR AGENT'S AUTHORITY.

YOUR AGENT MUST KEEP YOUR FUNDS SEPARATE FROM YOUR AGENT'S FUNDS.

A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS YOUR AGENT IS NOT ACTING PROPERLY.

THE POWERS AND DUTIES OF AN AGENT UNDER A POWER OF ATTORNEY ARE EXPLAINED MORE FULLY IN 20 PA.C.S. CH 56.

IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER OF YOUR OWN CHOOSING TO EXPLAIN IT TO YOU.

I HAVE READ OR HAD EXPLAINED TO ME THIS NOTICE AND I UNDERSTAND ITS CONTENTS.

DATE:

PRINCIPAL:

John Smith

POWER OF ATTORNEY
(Sale of Real Property)

KNOW ALL MEN BY THESE PRESENTS, that I, **John Smith**, have constituted, made and appointed, and by these presents do constitute, make and appoint **Joan Smith**, my true and lawful agent to sign and execute any and all documents, forms, receipts, etc., that are necessary to complete the sale of real property, the address of which is:

1313 Mockingbird Lane, Lansdale, PA 19446.

Without in any way limiting the generality of the foregoing, my agent shall be authorized hereunder to sign, seal and deliver the following, and any amendments, modifications and renewals thereof:

Agreements of Sale, Deeds of Conveyance, Affidavits of Title, receipts, settlement sheet, and any and all other instruments thereof.

This Power is to continue during any disability I may hereafter suffer, to do all things necessary and convenient to sell the property indicated above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 20_____.

SIGNED, SEALED AND DELIVERED
in the presence of:

John Smith

STATE OF _____:

:

COUNTY OF _____:

On this, the _____ day of _____, 20_____, before me, the undersigned officer, personally appeared **John Smith** known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument, and he acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

ACKNOWLEDGEMENT

I, JOAN SMITH, HAVE READ THE ATTACHED POWER OF ATTORNEY AND AM THE PERSON IDENTIFIED AS THE AGENT FOR THE PRINCIPAL. I HEREBY ACKNOWLEDGE THAT, IN THE ABSENCE OF A SPECIFIC PROVISION TO THE CONTRARY IN THE POWER OF ATTORNEY OR IN 20 PA.C.S., WHEN I ACT AS AGENT:

I SHALL EXERCISE THE POWERS FOR THE BENEFIT OF THE PRINCIPAL.

I SHALL KEEP THE ASSETS OF THE PRINCIPAL SEPARATE FROM MY ASSETS.

I SHALL EXERCISE REASONABLE CAUTION AND PRUDENCE.

I SHALL KEEP A FULL AND ACCURATE RECORD OF ALL ACTIONS, RECEIPTS AND DISBURSEMENTS ON BEHALF OF THE PRINCIPAL.

DATE:

AGENT:

Joan Smith

STATE OF _____ :

:

COUNTY OF _____ :

:

On this, the _____ day of _____, 20_____, before me, the undersigned officer, personally appeared **Joan Smith** known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument, and she acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires _____