

SPECIAL POWER OF ATTORNEY (REAL ESTATE PURCHASE)

PREAMBLE: This is a MILITARY POWER OF ATTORNEY prepared pursuant to Title 10, United States Code, § 1044b, and executed by a person authorized to receive legal assistance from the military services. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

KNOW ALL PERSONS: That I, _____, currently residing at _____ by this document do make and appoint _____, whose address is _____ as my true and lawful attorney-in-fact to act as follows, GRANTING unto my said Attorney full power to:

Make, endorse, accept, receive, sign, seal, execute deeds or conveyances, pledge, encumber, hypothecate, acknowledge and deliver any documents, instruments, or papers necessary or convenient to purchase in my name and for my use the real property located at _____.

The property is more particularly described as:

For me and in my name to purchase the real property described above and for that purpose to enter into a contract and mortgage, for such price, at such rate of interest and upon such terms as the Grantee shall deem best, but not to exceed \$ _____ and for that purpose to borrow the necessary money to effect said purchase through _____ loan, giving said property as security for the loan; also, to sign, seal and deliver as collateral thereto, a mortgage or deed of trust upon said real estate, with the usual power of sale, and interest and insurance, and other usual or customary provisions and covenants, and to execute and deliver any application forms or other documents necessary to obtain a _____ loan for the purpose of purchasing such property, including the use of my Veteran's Administration entitlement and further to record this power of attorney in the Clerk's office of the County of _____, State of _____, if required to do so.

TERMINATION: This power shall remain in full force and effect until _____, or one year after the execution of this power of attorney, unless sooner revoked or terminated by me.

Notwithstanding my insertion of a specific expiration date herein, if on the above specified expiration date I shall be, or have been, carried in a military status of "missing", "missing-in-action" or "prisoner of war," then this power of attorney shall automatically remain valid and in full effect until sixty (60) days after I have returned to the United States Military control following termination of such status.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party learns of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

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

Grantor's Signature

WITNESSED:

PRINT NAME:

PRINT NAME:

PRINT ADDRESS

PRINT ADDRESS:

ACKNOWLEDGEMENT

With the United States Armed Forces at _____

STATE OF _____, COUNTY OF _____, ss.

The foregoing instrument was acknowledged before me by _____ and the above named two witnesses, this _____ day of _____, _____. They were all identified by Armed Forces ID Cards.

I do further certify that I am a person in the service of the U.S. Armed Forces authorized the general powers of a notary public under Title 10 U.S.C. 1044a and JAGMAN Chapter IX.

A Notary Public

Print Name:
Notary Public