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### DURABLE POWER OF ATTORNEY – SPECIAL FORM

#### KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_ has/have made, constituted and appointed, and by these presents do/does hereby make, constitute and appoint \_\_\_\_\_ my/our true and lawful Attorney-in-fact for me/us and in my/our names(s), place and stead to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever as are now or shall hereafter become due, owing, payable, or belonging to the undersigned; and have, use, and take all lawful ways and means in the name of the undersigned, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittances or other sufficient discharges for the same, for the undersigned, and in the name of the undersigned to make, seal, and deliver the same; to compromise any and all debts owing by the undersigned, and to convey, transfer and/or assign any property of any kind or character belonging to the undersigned in satisfaction of any debt owing by us or either of us; and to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deeds, and other assurances in the law therefore; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage, convey in trust, and hypothecate lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as said Attorney-in-fact shall think fit; to exchange real or personal property for other real or personal property, and to execute and deliver the necessary instruments of transfer or conveyance to consummate such exchange; to execute and deliver subordination agreements subordinating any lien, encumbrance right therein; also to bargain and agree for, buy, sell, mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, including authority to utilize my eligibility for VA Guaranty; also to transfer, assign, and deliver stock and the certificate or certificates evidencing the ownership of the same; and to make, do, and transact all and every kind of business of what nature and kind whatsoever; and, also, for the undersigned and in the name(s) and as the act and deed of the undersigned, to sign, seal, execute, deliver, and acknowledge such deeds, covenants, leases, indentures, agreement, mortgages, deeds of trust, hypothecations, assignments, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases, and satisfactions of mortgage, judgment and other debts, and such other instruments in writing, of whatever kind or nature, as may be reasonable, advisable, necessary, or proper in the premises; to execute an acceptance on my behalf of an estate in joint tenancy, community property with right of survivorship or tenancy in common including cases where my attorney-in-fact is my spouse or one of the joint tenants. Each and all of the powers herein granted shall be exercised by said Attorney-in-fact as to the following described property only: Real property commonly known as, \_\_\_\_\_; the legal description of said property appears on Exhibit A attached hereto and made a part hereof.

**This power of attorney is not affected by subsequent disability or incapacity of the principal or lapse of time.**

**Giving and granting unto my said Attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as the undersigned might or could do if personally present, the undersigned hereby expressly ratifying and confirming all that said Attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.**

Dated:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Principal Signature

I, \_\_\_\_\_, the principal, sign my name to this **power of attorney** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my **power of attorney** and that I sign it willingly or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Principal

I, \_\_\_\_\_, the witness, sign my name to the foregoing **power of attorney** being first duly sworn and do declare to the undersigned authority that the principal signs and executes this instrument as his/her **power of attorney** and that he/she signs it willingly or willingly directs another to sign for him/her, and that I, in the presence and hearing of the principal, sign this **power of attorney** as witness to the principal's signing and that to the best of my knowledge the principal is eighteen years of age or older, of sound mind and under no constraint or undue influence.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Witness

State of \_\_\_\_\_

County of \_\_\_\_\_ } ss.

Subscribed, sworn to and acknowledged before me by \_\_\_\_\_,  
the principal, and subscribed and sworn to before me by \_\_\_\_\_,  
the witness, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: