

POWER OF ATTORNEY
(SALE OF REAL ESTATE)

NOTICE

THE PURPOSE OF THE 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 PROPERTLY.

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.

(PRINCIPAL)

(Date)

KNOW ALL MEN BY THESE PRESENTS, that I,

_____,
have hereby made, constituted and appointed, and by these presents do hereby make, constitute and appoint

my Agent for me and in my name, place and stead, to sell and convey, and to do all acts necessary to complete the sale and conveyance of the following described real estate:

as more specifically set out on Exhibit "A", attached hereto and made a part hereof, and specifically, without limitation, to execute and deliver for me any and all documents necessary for said sale and conveyance of the real estate or for title insurance purposes, including but not limited to affidavits of title, deeds, agreements of sale, settlement sheets, or other documents regarding the above-mentioned real estate, granting unto my said Agent full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about said real estate, as fully to all intent and purposes as I might or could do, if personally present, hereby ratifying and confirming all that my said Agent shall lawfully do or cause to be done by virtue thereof.

It is my intention that this Power of Attorney shall not be affected by my later disability or incapacity and all powers and authorities herein granted shall be exercisable notwithstanding any such disability or incapacity.

IN WITNESS WHEREOF, I,

_____ ,
have hereunto set my hand and seal on _____, intending to be legally bound and I hereby acknowledge receipt of a copy of this Power of Attorney.

Witnesses:

(PRINCIPAL)
(Date)

I, _____,
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.

(AGENT)
_____(Date)

ACKNOWLEDGMENTS

STATE OF)
COUNTY OF) SS.
)

On the _____ day of _____, _____, before me, the undersigned officer, personally appeared

(**Principal**), known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he or she executed the same for the purposes herein contained, and desired the same might be recorded as such.

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

NOTARY PUBLIC

STATE OF)
COUNTY OF) SS.
)

On the _____ day of _____, _____, before me, the undersigned officer, personally appeared

(**Agent**), known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he or she executed the same for the purposes herein contained, and desired the same might be recorded as such.

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

NOTARY PUBLIC