

Recording Requested By:

When Recorded mail to:

Escrow No.:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### SPECIAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That \_\_\_\_\_, the undersigned Principal, hereby makes, constitutes and appoints \_\_\_\_\_ ("Agent") my true and lawful agent for me, with all power and authority to act in my name, place and stead, and for my use and benefit in any way which I myself could do, if I were personally present, to sell, convey, purchase, acquire, mortgage or otherwise encumber, transfer in trust, borrow money and execute and deliver notes therefore, loan money and receive notes and security therefore, and take or perform any other act necessary or appropriate **regarding the real property described on Exhibit "A," attached hereto** and incorporated herein by reference (the "Real Property").

In addition, my Agent is specifically authorized to perform the following acts on his/her own behalf or for his/her own benefit ONLY if my witness and I initial each specific act below.

**NOTE:** The Principal and the Witness must each initial the corresponding blank space below with respect to each act listed for which the Principal wants the Agent to have authority. If a blank space for any specifically-described act is **NOT** initialed, **NO AUTHORITY WILL BE GRANTED** for matters that are included in that section.

- |           |         |  |
|-----------|---------|--|
|           |         | 1) Accept payment of a commission, fee or other compensation in connection with the Real Property. |
| Principal | Witness |  |
  
- |           |         |  |
|-----------|---------|--|
|           |         | 2) Accept payment of all or any portion of the proceeds from the sale or financing of the Real Property. |
| Principal | Witness |  |
  
- |           |         |  |
|-----------|---------|--|
|           |         | 3) Acquire any interest in the Real Property, including but not limited to any interest which provides for rights of survivorship. |
| Principal | Witness |  |
  
- |           |         |   |
|-----------|---------|---|
|           |         | 4) Execute and record a disclaimer deed to the Real Property. |
| Principal | Witness |   |
  
- |           |         |                 |
|-----------|---------|-----------------|
|           |         | 5) Other: _____ |
| Principal | Witness |                 |

This power shall not be affected by subsequent disability or incapacity of the Principal or lapse of time. All acts done by my Agent pursuant to this power during any period of disability or incapacity or uncertainty as to whether I am dead or alive shall have the same effect and inure to the benefit of and bind me or my heirs, devisees and personal representative as if I were alive, competent and not disabled.

I hereby ratify all that my Agent shall lawfully do or cause to be done by virtue of this power.

This Special Durable Power of Attorney shall be governed by and construed in accordance with the laws of the State of Arizona.

I, \_\_\_\_\_, the Principal, sign my name to this Power of Attorney this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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.

\_\_\_\_\_  
Principal:  
(Print Name)

**(NOTE: THE WITNESS CANNOT BE THE NOTARY PUBLIC, THE AGENT, THE AGENT’S SPOUSE OR THE AGENT’S CHILD.)**

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.

\_\_\_\_\_  
Witness:  
(Print Name)

State of Arizona } ss  
County of \_\_\_\_\_

This instrument was subscribed, sworn to and acknowledged before me by \_\_\_\_\_, the Principal, and subscribed and sworn to before me by \_\_\_\_\_, the Witness, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My commission will expire \_\_\_\_\_

**NOTE: THIS POWER OF ATTORNEY GIVES THE PERSON WHOM YOU DESIGNATE YOUR AGENT BROAD POWERS TO HANDLE YOUR REAL PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF REAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. CONSEQUENTLY, IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.**

**EXHIBIT "A"**

**Real Property Description**