

POWER OF ATTORNEY FOR SELLER

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 OF 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 MUSTN USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

YOUR AGENT MAY EXCERSIZE 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 ANS I UNDERSTAND ITS CONTENTS.

(PRINCIPAL) (DATE)

(PRINCIPAL) (DATE)

KNOWN ALL MEN BY THESE PRESENTS, that _____
_____ has hereby made, constituted and appointed, and by these presents do make, constitute and appoint _____ my/our agent for me/us and in my/our name, place and stead, to sell and convey certain real estate known as _____ and to execute for me any and all documents necessary for said sale and conveyance 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 premises, giving and granting unto my said Attorney by these presents my full and entire power and authority, to take all lawful means and ways in my name for the purposes aforesaid to make, seal and deliver documents, and generally do all and every other act and acts, thing and things, device and devices, in law, whatsoever needful and necessary to be done in and about and concerning the premises for me and in my name, to do execute and perform as fully, largely and amply, to all intents and purposes, as I might or could do, if I were personally present, or as if the matter required more special authority than is herein given and I ratify more special authority than is herein given and I ratify all that my Attorney shall do regarding the premises by virtue hereof.

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

IN WITNESS WHEREOF, _____ have hereunto set _____ hands and seals this _____ day of _____, 20____, intending to be legally bound and hereby acknowledge receipt of a copy of the above Power of Attorney.

Witnesses;

(PRINCIPAL) (DATE)

(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 20PA C.S. WHEN I ACT AS AGENT: I SHALL EXERCISE THE POWERS FOR THE BENEFIT OF THE PRINCIPAL. I SHALL KEEP A FULL AND ACCURATE RECORD OF ALL ACTIONS, RECEIPTS AND DISBURSEMENTS ON BEHALF OF THE PRINCIPAL.

(AGENT) (DATE)

STATE OF }
COUNTY OF }SS.
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On the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____ (Principal), known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose herein contained, and desired the same might be recorded as such.

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

MY COMMISSION EXPIRES:

NOTARY PUBLIC