

**A POWER OF ATTORNEY MAY AFFECT YOUR LEGAL RIGHTS.  
LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY POWER OF ATTORNEY**

**RETURN RECORDED DOCUMENTS TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**POWER OF ATTORNEY  
(Seller)**

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_ (“Principal”), of the County of \_\_\_\_\_ and State of COLORADO reposing special trust and confidence in \_\_\_\_\_ (Agent”), of the County of \_\_\_\_\_ and State of COLORADO has made, constituted and appointed, and by these presents does make, constitute and appoint Agent, to be my true and lawful attorney-in-fact, to act for me in my name, place and stead, to sell and convey the following real property, together with the fixtures and improvements located thereon, if any, (Property”) known as and now numbered \_\_\_\_\_ and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

or any interest in the Property for such price as Agent may deem advisable.

Agent is hereby authorized to sign, seal and deliver as my act and deed any contract, deed, or other instrument in execution of any agreement for sale made by me or by Agent, in such manner that all my estate, right, title and interest in the Property may be effectually and absolutely conveyed and assigned to the purchaser thereof, his, her, their, or its heirs, successors and assigns forever, or to such other person or entity as purchaser may name, constitute or appoint; and I hereby declare that any and all of the contracts, deeds, receipts, or matters, and things that shall be given, made or done by Agent for the aforesaid purposes shall be as good, valid, and effectual as if they had been signed, sealed and delivered by me in my own proper person; and I hereby undertake at all times to ratify whatsoever Agent shall lawfully do or cause to be done to or concerning the Property by virtue of these presents.

Agent is further authorized to receive the consideration or purchase price arising from the sale of the Property or any interest therein, and to give good receipt therefore, which receipt shall exonerate the person(s) paying such money to Agent from looking to the application, or being responsible for the loss or misapplication thereof.

Agent may not delegate the power constituted in him or her by this Power of Attorney, notwithstanding any contrary provision or any applicable law or regulation.

If consideration is paid by check or draft, Agent is authorized to endorse and cash said check or draft and collect the proceeds thereof, whether the same be made payable to me or to Agent, as my attorney-in-fact.

This Power of Attorney shall not be affected by Principal’s subsequent disability, incapacity or incompetence.

This Power of Attorney shall remain in force and effective until \_\_\_\_\_, or if no date is specified, until such time as it is revoked by written instrument delivered to Agent. Any and every person dealing with Agent shall be entitled to rely on Agent’s certificate that this Power of Attorney is in force and effective and has not been revoked.

DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } ss.

THE FOREGOING INSTRUMENT was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

\_\_\_\_\_