

**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
(Buyer)**

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 purchase and accept title to 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, deed of trust, promissory note, agreement for purchase or any other document required, in such manner that the estate all right, title and interest in the Property may be effectually and absolutely conveyed and assured to me and my heirs, successors and assigns forever, or to such other person or entity as Agent may name, constitute or appoint; and I hereby declare that any and all of the contracts, deeds, receipts, notes 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 apply the consideration or purchase price arising from the purchase of the Property or any interest therein. If funds are received at the time of closing from any lender that requires endorsement, Agent is authorized to endorse and/or cash any check or draft to complete the purchase of the Property.

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.

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
