

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, _____ of legal age, single/married/widow, and with residence at _____ do hereby APPOINT, NAME AND CONSTITUTE _____, likewise of legal age, single/married/widow and with residence and postal address at _____, to be my true and lawful attorney, for me and in my name, place and stead, to do and perform the following acts, deeds and things to wit:

To sell, transfer and convey all whatever price and terms and conditions that he may deem proper and fit, to whosoever may buy or purchase our property consisting of _____ located at _____ covered by TCT No. _____;

To accept and collect full payment in his name and/or in our joint names, the proceeds of sale of the afore described property and sign for the receipt thereof;

To sign and execute any and all documents of sale, transfer or conveyance of the aforementioned property;

To pay any and all unpaid or accrued property taxes including such capital gains and documentary stamp taxes necessary to effect the registration of the sale and the transfer of title of the said property to the buyer or purchaser of the same;

To engage the services of a reputable real estate broker, a lawyer, a tax professional and such other professional real estate practitioner, if necessary, to ensure the expeditious and smooth sale of the property and to pay their respective fees and/or commissions from out of the proceeds of sale of the same;

To do and perform any and all other lawful act and deeds necessary to undertake the execution and finalization of sale, transfer or conveyance of the said property(ies).

HEREBY GIVING AND GRANTING unto my said attorney full power and authority to do whatsoever requisite or necessary or proper to be done in or about the premises, as fully to all intents and purpose as I might or could lawfully do if personally present, and hereby ratifying and confirming all that my said attorney shall do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand on this _____ at _____, Canada.

(Affiant)

SIGNED IN THE PRESENCE OF _____
At the Philippine Consulate General, Toronto, Ontario, Canada