

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL DURABLE POWER OF ATTORNEY
FOR REAL ESTATE TRANSACTIONS**

Date: June 18, 2013

Principal: [PRINCIPAL]

Principal's Mailing Address: [PRINCIPAL ADDRESS]

Agent: [AGENT]

Agent's Mailing Address: [AGENT ADDRESS]

Effective Date: June 18, 2013

Expiration Date: July 31, 2013

Property (including any improvements):

[LEGAL DESCRIPTION]

Powers Given with Respect to the Property:

1. Enter into real estate listing agreements offering the Property for sale at any price on any terms and with any commission agreement.
2. Contract to sell the Property for any price on any terms.
3. Convey the Property.
4. Execute and deliver any legal instruments relating to the sale and conveyance of the Property, including but not limited to general and special warranty deeds binding Principal with vendor's liens retained or disclaimed as applicable or transferred to a third-party lender, affidavits (for example, federal tax statements), notices, disclosures, waivers, and designations.
5. Accept notes, deeds of trust, and other legal instruments.

6. Approve closing statements authorizing deductions from the sale price.
7. Receive Principal's net sales proceeds by check payable to Principal.
8. Indemnify and hold harmless any third party who accepts and acts under this Power of Attorney.
9. Do everything and sign everything necessary or appropriate to sell the Property and accomplish the powers set out.

Principal appoints Agent to act for Principal in accordance with the powers given with respect to the Property, and Principal ratifies all acts done under this appointment. Agent's authority will begin on the Effective Date and end on the Expiration Date unless revoked sooner by Principal's signing an instrument revoking this power of attorney and filing it for record in the real property records of Dallas County, Texas. A signed and filed revocation instrument will ONLY be effective as against those parties who have actual notice of the revocation.

This is a durable power of attorney, which is not affected by subsequent disability or incapacity of Principal and will not lapse because of a passage of time, but it will expire on the Expiration Date.

Principal binds Principal and Principal's heirs and personal representatives to indemnify and hold Agent harmless from all claims, demands, losses, damages, actions, and expenses that Agent may sustain or incur in connection with carrying out the authority granted to Agent in this power of attorney.

THE ATTORNEY-IN-FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

[PRINCIPAL]

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared [PRINCIPAL], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this _____ day of June, A.D. 2013.

Notary Public, State of Texas

Prepared in the Office of / After filing, return to:

MICHAEL A. KOENECKE
ATTORNEY AND COUNSELOR
P.O. BOX 830190
RICHARDSON, TEXAS 75083-0190

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