

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS That I, _____ **[Insert Principal]** of _____ in the County of _____ and State of _____, have made, constituted and appointed and by these presents do make, constitute and appoint _____ **[Insert Agent]** of _____ in the County of _____ and State of Vermont, and/or _____ of _____ in the County of _____ and State of Vermont, either one of them acting individually, my true and lawful attorney (“Agent”), for me and in my name, place and stead to:

[OPTION 1 - SELLER]

sell, assign and transfer my real property located at _____ **[Insert Specific Address/Description]** within the limits of the Town of _____ in the County of _____ and State of Vermont, and in connection therewith to execute, acknowledge and deliver a Deed or Deeds thereto which my Agent considers necessary to accomplish the same; including tax reports, tax documents, including the Vermont Land Gains Tax documents, Vermont Property Transfer Tax Return documents, Vermont Real Estate Withholding Tax Return documents and further to endorse all checks and drafts made payable to my order in connection therewith and to collect the proceeds from the sale thereof and to make such payments and expenditures as may be necessary in accomplishing the sale and transfer of the same; hereby giving and granting to my Agent full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent may do pursuant to this power.

[OPTION 2 – BUYER]

purchase real property from _____ **[Insert Owners]** located at _____ **[Insert Specific Address/Description]** within the limits of the Town of _____ in the County of _____ and State of Vermont, and in connection therewith to execute, acknowledge and deliver any documents which my Agent considers necessary to accomplish the same; and further to make such payments and expenditures as may be necessary in accomplishing the purchase and transfer of the same; hereby giving and granting to my Agent full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent may do pursuant to this power.

[OPTION 3 – MORTGAGE]

execute and deliver a Promissory Note and a mortgage instrument in that form demanded by _____ **[Insert Bank]** conveying to said bank in mortgage my _____ **[Insert Property Type]** located at _____ **[Insert Specific Address/Description]** within the limits of the Town of _____, in the County of _____ and State of Vermont, as security for the debt evidenced by said Promissory Note in an amount not to exceed \$_____; hereby giving and granting to my Agent full power and authority to do and perform all and every act and thing whatsoever necessary to be done in the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent may do pursuant to this power.

[OPTION 4 – REFINANCE]

refinance my debts, including but not limited to the debts presently secured by a mortgage on the lands and premises having an address of or identified as _____, **[Insert Specific Address/Description]** together with the mortgaging of the property as part of the financing, doing any and all actions the I might do if personally present including, but not limited to, the modification, execution and delivery of notes, mortgages, closing statements, notices, certificates and all other documents required by the lender providing the funds for the closing; the disbursement and delivery of the closing funds and the withdrawal of funds for the closing from my account identified to the agent, which my Agent shall deem necessary, appropriate or expedient for the purpose of closing the refinancing of the debts and the mortgaging of the real estate described in this power.

Delegation of Powers. The Agent may delegate the powers granted to the Agent by this Power of Attorney by a delegation in writing which makes reference to this Power of Attorney and otherwise complies with applicable law.

Ninety (90) days from the date of execution hereof, this Power of Attorney shall expire.

This Power of Attorney shall not be affected by my disability or incapacity or uncertainty as to whether I am dead or alive.

NOTICE TO PRINCIPAL, WITNESS, NOTARY PUBLIC AND AGENT PURSUANT TO 14 V.S.A. § 3501 ET SEQ: THE PRINCIPAL, AGENT AND WITNESS/NOTARY PUBLIC MUST BE SEPARATE, INDIVIDUAL, NATURAL PERSONS. PRINCIPAL MAY ONLY SIGN THIS INSTRUMENT AS PRINCIPAL. AGENT MAY ONLY ACT AS AGENT AND MAY NOT SERVE AS WITNESS OR NOTARY PUBLIC UNDER ANY CIRCUMSTANCE. HOWEVER, NOTARY PUBLIC MAY SERVE AS WITNESS HERETO.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____,

2021.

_____ L.S.
[Insert Principal], PRINCIPAL

I, _____ *[Insert Witness]*, the undersigned witness, at _____ this ____ day of _____, 2021, witnessed the execution of this instrument by _____ ***[Insert Principal]*** who appeared to be of sound mind and free from duress, and who affirmed that he/she was aware of the nature of this instrument and signed this instrument freely and voluntarily.

Witness

STATE OF _____
COUNTY OF _____, SS.

At _____ this ____ day of _____, 2021, _____ *[Insert Principal]* personally appeared and acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed.

Before me, _____
Notary Public

My Commission Expires: 1/31/2023
License No. _____

{SEAL}

DELEGATION OF AUTHORITY PURSUANT TO 14A V.S.A. § 807

[Note: Not to be used between co-trustees]

Know all persons by these presents that I, _____,
Trustee of the _____ Trust (the Trust), dated
_____, _____ do hereby delegate to _____
(the Agent) to act in my name and place as Trustee to the extent described
below in connection with the transaction described in Section 1 of this
Delegation.

Section 1. I hereby delegate authority to complete administrative and other tasks which do not require an exercise of discretion, including the authority to act for, and on behalf of, the Trustee in connection with: [select one or insert the terms of the delegation]

- the sale of lands and premises having an address of or identified as _____ in the town/city of _____, Vermont, and to do any and all actions that I might do if personally present.
- the refinance of lands and premises having an address of or identified as _____ in the town/city of _____, Vermont, and to do any and all actions that I might do if personally present
- the purchase of lands and premises having an address of or identified as _____ in the town/city of _____, Vermont, and to do any and all actions that I might do if personally present

Section 2. This delegation shall be effective on the date this instrument is signed and shall expire and be of no further force and effect after _____, 201____. The expiration of this Delegation at the end of the specified term shall not affect the validity of any action taken by the Agent during the period it was in effect.

Section 3. All actions taken by the Agent shall be presumed to be non-discretionary and within the scope of this delegation and the terms of the Trust.

Section 4. There is nothing in the Trust Agreement that prevents the delegation of administrative duties to a third party. Further, I represent that in establishing the scope and terms of this delegation that they are consistent with

the purposes and terms of the Trust.

Dated: _____, 2021

Trustee

STATE OF _____
COUNTY OF _____, SS.

At _____, on this ____ day of _____, 2021____, being duly sworn personally appeared the above named Trustee who is known to me or who otherwise suitably identified themselves and who acknowledged to me that the execution of this Delegation of Authority was their free act and deed and their free act and deed as Trustee of the Trust.

Before me, _____

Notary Public

My Commission Expires:_____

ACCEPTANCE OF AUTHORITY

By accepting this delegation I understand that, if the trust is subject to the laws of the State of Vermont, I am subjected to the jurisdiction of Vermont’s courts. I acknowledge that I owe a duty to the trust to exercise reasonable care to comply with the terms of this delegation. I affirm my acceptance of this appointment as Agent and understand the duties under this delegation and under the law.

Dated: _____, 2021.

Agent

, 2017

Via Overnight Mail

Re: ***to***
[address]

Dear ___

Please find enclosed the following original documents in connection with the above-referenced transaction:

1. HUD-1 Settlement Statement/Seller Closing Disclosure;
2. Power of Attorney;
3. Warranty Deed; and
4. Vermont Property Transfer Tax Return.

Please hold these documents in escrow pending our authorization to release, which we'll grant once you confirm that a check made out to the _____ in the amount of \$_____ has been mailed to our office.

Sincerely,

Jesse M. Goldfine

JMG:lv
Enclosures