

POWER OF ATTORNEY TO SELL REAL ESTATE IN LOUISIANA

STATE OF _____

PARISH/COUNTY OF _____

BE IT KNOWN that on this _____ day of _____, 20_____;

BEFORE ME, a Notary Public duly commissioned and qualified in and for the State and Parish/County aforesaid, and in the presence of the witnesses hereinafter undersigned, personally came and appeared [full name of each principal]:

who is/are each domiciled in the Parish/County of _____, State of _____, whose mailing address is declared to be [insert mailing address]:

(hereinafter individually and collectively called "Appearer"), who declared that each Appearer does by these presents, make, nominate, constitute and appoint [name of agent]:

with full power of substitution, as each Appearer's true and lawful agent and attorney in fact, general and special, giving, and by these presents granting, to said agent full power and authority for, and in the name and on behalf of appearer:

No. 1. To grant, sell, and deliver, with full warranty of title, and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, to any person, under such terms and conditions as said agent, in his or her sole discretion shall deem proper, all of the right, title and interest which Appearer has or owns in and to the following described immovable property, to-wit [check one]:

- The immovable property listed on Exhibit "A" attached hereto and made a part hereof [attach description]; or
- The following described immovable property, to-wit [insert full-blown legal description]:

No. 2. To receive the purchase price of said property; to prorate any taxes assessed against said property on any basis that said agent may in his discretion think best; to pay and cancel any existing mortgages, liens, or other

encumbrances which are not assumed by the purchaser, and which may affect said property, and to do any and all things necessary and proper to convey a valid and marketable title to said immovable property, including particularly, but without limitation, the execution and delivery of any and all acts and instruments of writing, with all usual and customary clauses, and to bind the Appearer as firmly as the same were the own proper acts and deeds of Appearer; each Appearer hereby agreeing to ratify and confirm all and whatsoever said agent shall lawfully do or cause to be done by virtue of this act of procuration.

SWORN AND SUBSCRIBED on the date first written, in the presence of Me, Notary and the undersigned witnesses.

WITNESSES:

PRINCIPAL:

NOTARY PUBLIC

Commission Expires: _____

Instructions

If the buyers are financing the sale the new Lender will typically need to have their “underwriters” review the executed document well in advance of the closing. This form has passed such review and is also acceptable for the issuance of title insurance.

Each Principal (e.g., both husband and wife) must execute the form before a Notary Public and two (2) competent witnesses.

Use full legal names (i.e., first name, middle name, maiden name, surname, etc., e.g., “John Quincy Jones, Jr.” or “Ellen Elizabeth Parker Jones, born Parker”).

The full-blown legal description (e.g., “A certain tract or parcel of ground...” but not simply the tax Assessor’s description or the municipal address) must be either inserted in the space provided or attached as an exhibit. If there is any question about the description, use an exhibit so it can be corrected if necessary.

Immediately fax a copy the signed document to the settlement agent (to check that it was properly executed) then express the original to arrive well in advance of the closing to:

Express To: R. J. (Bob) Calongne, Jr., A Professional Law Corporation
8686 Bluebonnet Blvd., Baton Rouge, LA 70810 / bob@trust-counsel.com
Phone 225.768.1835 / Fax 225.768.9700 / Toll free 877.1031

Email To: Bob Calongne – bob@trust-counsel.com

Fax To: Bob Calongne - Fax 225.768.9700

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