

H 460235 LD

920531-1

POWER OF ATTORNEY (REAL ESTATE)

KNOW ALL MEN BY THESE PRESENTS, that I, CLARICE BOWMAN, of the County of DENVER, State of COLORADO, do make, constitute and appoint CECILIA A. KING, of the County of INDIANA, State of INDIANA, to act as my true and lawful attorney for me and in my name, place and stead for my sole use and benefit to grant, bargain, sell, convey, purchase, encumber or contract for the sale or purchase of the following described real estate situate in the County of LAKE, State of INDIANA, to wit:

4545 MISSOURI AVENUE, HANNOON, NORTH TOWNSHIP, LAKE COUNTY, INDIANA MANUA... PLACE BOOK 2, PAGE 23.

FILED



AUG 18 1992

My said attorney-in-fact is hereby authorized and empowered to collect such monies as may become due from the sale, and to make, execute, acknowledge and deliver contracts for sale, deeds, Deeds of Trust, and other instruments in writing of any kind, and to do all things including, but not limited to, the sale and loan closing documents and statements, upon such terms and conditions as my said attorney may deem necessary and convenient to accomplish such sale or conveyance of said real estate. My said attorney shall have full power and authority to do and perform all acts necessary to be done to complete a sale or conveyance of said real estate, with full power of revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue of this Power of Attorney and the powers contained herein.

- \*This Power of Attorney shall not be affected by disability of the principal.
\*This Power of Attorney shall become effective upon the disability of the principal.
\*This Power of Attorney shall automatically expire by its own terms upon completion of the limited purpose set forth above.

EXECUTED this 10 day of July, 1992.

STATE OF Colorado
COUNTY OF Denver

Clarice Bowman, Co-Trustee
of Harry and Clarice Bowman Revocable Living Trust

The foregoing instrument was acknowledged before me this 10th day of July, 1992, by Clarice Bowman, the Principal.

Witness my hand and official seal.

Notary Public signature and seal

My commission expires: MY COMMISSION EXPIRES 3-19-95

\*Strike according to fact.

STATE OF INDIANA DEPARTMENT OF REVENUE LAKELAND COUNTY INDIANA FILED FOR RECORD

Handwritten initials and numbers: 294A, JPF

STATE OF

ss.

County of

Being of lawful age, the undersigned hereby affirms that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, (s)he had no knowledge of the revocation or termination of the Power of Attorney by death, disability or incompetence of the principal.\*

\*Strike where applicable according to fact.

Subscribed and sworn on before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ My commission expires \_\_\_\_\_, 19\_\_\_\_. Witness my hand and official seal.

Notary Public

COLORADO REVISED STATUTES

15-14-501. When power of attorney not affected by disability. (1) Whenever a principal designates another his attorney-in-fact or agent by a power of attorney in writing and the writing contains the words "This power of attorney shall not be affected by disability of the principal." or "This power of attorney shall be exercisable notwithstanding his disability," or similar words showing the intent of the principal that the authority conferred shall be exercisable notwithstanding his disability, the authority of the attorney-in-fact or agent is exercisable by him as provided in the power on behalf of the principal notwithstanding later disability or incapacity of the principal at law or later uncertainty as to whether the principal is dead or alive. The authority of the attorney-in-fact or agent to act on behalf of the principal shall be set forth in the power and may relate to any act, power, duty, right, or obligation which the principal has or hereinafter acquires relating to the principal's or any other person's transaction, or property, real or personal, tangible or intangible, including but not limited to the power to consent to or approve on behalf of the principal any medical or other professional care, counsel, treatment, or service of or to the principal by a licensed or certified professional person or institution engaged in the practice of, or providing, a healing art. The attorney-in-fact or agent, however, is subject to the same limitations imposed upon court-appointed guardians contained in section 15-14-312(1)(a). Additionally, the principal may expressly empower his attorney-in-fact or agent to renounce and disclaim interests and powers, to make gifts, in trust or otherwise, and to release and exercise powers of appointment. All acts done by the attorney-in-fact or agent pursuant to the power during any period of disability or incompetence or uncertainty as to whether the principal is dead or alive have the same effect and inure to the benefit of and bind the principal or his heirs, devisees, and personal representatives as if the principal were alive, competent, and not disabled. If a guardian or conservator thereafter is appointed for the principal, the attorney-in-fact or agent, during the continuance of the appointment, shall consult with the guardian on matters concerning the principal's personal care or account to the conservator on matters concerning the principal's financial affairs. The conservator has the same power the principal would have had if he were not disabled or incompetent to revoke, suspend, or terminate all or any part of the power of attorney or agency as it relates to financial matters. Subject to any limitation or restriction of the guardian's powers or duties set forth in the order of appointment and endorsed on the letters of guardianship, a guardian has the same power to revoke, suspend, or terminate all or any part of the power of attorney or agency as it relates to matters concerning the principal's personal care that the principal would have had if the principal were not disabled or incompetent.

(2) An affidavit, executed by the attorney-in-fact or agent, stating that he did not have, at the time of doing an act pursuant to the power of attorney, actual knowledge of the termination of the power of attorney by death is, in the absence of fraud, conclusive proof of the nontermination of the power at that time. If the exercise of the power requires execution and delivery of any instrument which is recordable, the affidavit when authenticated for record is likewise recordable.

15-14-502. Other powers of attorney not revoked until notice of death or disability. (1) The death, disability, or incompetence of any principal who has executed a power of attorney in writing, other than a power as described by section 15-14-501, does not revoke or terminate the agency as to the attorney-in-fact, agent, or other person who, without actual knowledge of the death, disability, or incompetence of the principal, acts in good faith under the power of attorney or agency. Any action so taken, unless otherwise invalid or unenforceable, binds the principal and his heirs, devisees, and personal representatives.

(2) An affidavit, executed by the attorney-in-fact or agent, stating that he did not have, at the time of doing an act pursuant to the power of attorney, actual knowledge of the revocation or termination of the power of attorney by death, disability, or incompetence is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time. If the exercise of the power requires execution and delivery of any instrument which is recordable, the affidavit when authenticated for record is likewise recordable.

(4) All powers of attorney executed for real estate and other purposes, pursuant to law, shall be deemed valid until revoked as provided in the terms of the power of attorney or as provided by law.

No. \_\_\_\_\_

POWER OF ATTORNEY

TO

STATE OF COLORADO } ss.  
County of \_\_\_\_\_

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., 19\_\_\_\_, and duly is recorded in book \_\_\_\_\_ page \_\_\_\_\_

Film No. \_\_\_\_\_ Reception No. \_\_\_\_\_

Recorder

By \_\_\_\_\_ Deputy

Fees, \$ \_\_\_\_\_