

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, [JUAN M. DELA CRUZ], of legal age, Filipino, married, and a resident of [123 Mabini Street, Barangay Santo Niño, Quezon City], hereinafter referred to as the PRINCIPAL,

do hereby NAME, CONSTITUTE and APPOINT [MARIA D. SANTOS], of legal age, Filipino, single, and a resident of [45 Rizal Avenue, Barangay Poblacion, Antipolo City], hereinafter referred to as my ATTORNEY-IN-FACT, to be my true and lawful attorney, for me and in my name, place and stead, to do and perform the following acts:

1. To SELL, TRANSFER and CONVEY, on such terms and conditions and for such consideration as my attorney-in-fact may deem reasonable but in no case less than [TWO MILLION FIVE HUNDRED THOUSAND PESOS (P2,500,000.00)], that parcel of land situated in [Barangay San Roque, Antipolo City], containing an area of [TWO HUNDRED FIFTY (250) SQUARE METERS], covered by [Transfer Certificate of Title No. 123456] of the Registry of Deeds for [Rizal], together with all the improvements thereon;
2. To sign, execute and deliver the corresponding Deed of Absolute Sale and any and all documents necessary to carry out the said sale;
3. To receive and collect the purchase price and to issue the corresponding receipts and acquittances therefor;
4. To secure, sign and file all documents and returns required by the Bureau of Internal Revenue in connection with the said sale, including the capital gains tax return or, where the property is an ordinary asset, the creditable withholding tax return, and the documentary stamp tax return, to pay the taxes due thereon, and to obtain the electronic Certificate Authorizing Registration;
5. To pay all taxes, transfer fees and registration expenses relating to the said sale, and to secure the transfer of the title to the buyer with the Registry of Deeds of [Rizal] and the corresponding tax declaration with the Office of the City Assessor of [Antipolo City];
6. To represent me before the Bureau of Internal Revenue, the Registry of Deeds, the Office of the City Assessor, the City Treasurer, and any other government office or agency in connection with the foregoing.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could lawfully do if personally present, and HEREBY RATIFYING AND CONFIRMING all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

This Special Power of Attorney shall remain in full force and effect [until revoked by me in writing] and shall not extend to any act not expressly stated above.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____, at [Quezon City], Philippines.

[JUAN M. DELA CRUZ]
Principal

CONFORME:

[MARIA D. SANTOS]
Attorney-in-Fact

SIGNED IN THE PRESENCE OF:

Witness

Witness

REPUBLIC OF THE PHILIPPINES)
CITY OF [QUEZON CITY]) S.S.
X-----X

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in [Quezon City], this ____ day of _____, 20____, personally appeared [JUAN M. DELA CRUZ], exhibiting to me [his Philippine Passport No. P1234567A], known to me and to me known to be the same person who executed the foregoing Special Power of Attorney, and he acknowledged to me that the same is his free and voluntary act and deed.

WITNESS MY HAND AND SEAL on the date and at the place first above written.

Notary Public

Doc. No. ____;
Page No. ____;
Book No. ____;
Series of 20____.