

Prepared by and Return to:
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3616 McComb Ln,
Bonita Springs, FL 34134

DURABLE POWER OF ATTORNEY
(Specific - Real Estate)

I/We _____
desiring to create a Durable Power of Attorney pursuant to Section 709.08, Florida Statutes,
hereby revoke any and all prior grants of a Power of Attorney or a Durable Power of Attorney
relating to the land subject to this Power of Attorney and provide as follows:

- 1. GRANT OF POWER TO ATTORNEY-IN-FACT.** I hereby appoint **Alberto Baillères**, ("Attorney-In-Fact"), who is of sound mind and eighteen (18) years of age or older, as my lawful agent with full power to act for me and in my name in any and all of the matters hereinafter set forth, granting full authority to make, acknowledge, and deliver for me any in my name all contracts, deeds, leases, assignments, mortgages, releases, and other instruments that my Attorney-In-Fact may deem proper in connection with any matter hereinafter set forth and in which I may be interested, and generally to act for me and in my name with respect to the foregoing, with the same effect as though I were personally present and acting for myself.

- 2. DURABLE NATURE OF POWER.** THIS POWER OF ATTORNEY ("THE "POWER") SHALL NOT BE AFFECTED BY ANY PHYSICAL OR MENTAL DISABILITY OR INCAPACITY THAT I MAY SUFFER EXCEPT AS PROVIDED IN SECTION 709.08, FLORIDA STATUTES, AND SHALL BE EXERCISABLE IMMEDIATELY FROM THIS DATE WITHOUT ANY OTHER ACTION OR CONDITION WHATSOEVER

- 3. EXERCISES OF POWER.** All powers and discretions conferred upon my Attorney-In-Fact hereunder shall be exercisable by my Attorney-In-Fact named herein. All actions taken by my Attorney-In-Fact pursuant to this power, including acts taken during any period of my disability or incompetence, shall inure to the benefit of and bind me, my heirs, devisees and personal representatives, as if I were competent and not disabled.

- 4. DURATION OF POWER.** This Power shall not be affected by lapse of time between it's grant and its exercise. This Power shall be valid until the earlier of (i) my death, or (ii) my written revocation of this Power; subject however, to the provisions of Section 12 below.

5. EFFECT OF FILING OF PETITION TO DETERMINE INCAPACITY OR APPOINT

GUARDIAN. At any time a petition to determine my competency or a petition to appoint a guardian for me is filed, this Power shall be temporarily suspended. Notice of the pending petition shall be given to all known donees of this Power. This Power shall remain suspended until the petition is dismissed or withdrawn, or I am adjudged competent, at which time the Power shall be automatically reinstated and any exercise of this Power shall be valid. If I am adjudged incompetent, this Power shall be automatically revoked except to the extent the court having jurisdiction over my guardianship estate determines that any authority granted by this Power is to remain exercisable by my Attorney-In-Fact.

6. LAND SUBJECT TO POWER. This Power applies solely to the real property located at:

and more particularly described as **Exhibit "A"** attached hereto and all interest therein, including my homestead rights (if any), and all furniture, fixtures and other personal property, tangible or intangible, related to the foregoing real property irrespective of whether such property is held in any type of joint tenancy, including, but not limited to, a tenancy in common, joint tenants with right of survivorship or a tenancy by the entirety.

7. POWER OF ATTORNEY-IN-FACT. Without limiting the broad powers conferred by the preceding provisions, I authorize my Attorney-in-Fact to:

(a) PURCHASE AND ACQUISITION. Purchase and acquire the real property herein described or interest therein for considerations and upon such terms and conditions as my Attorney-In-Fact may see fit, and execute, acknowledge and deliver all instruments necessary to purchase and acquire title to property herein described.

(b) BORROW MONEY. Borrow money on such terms, and with such security, as my Attorney-In-Fact deems necessary or desirable with respect to (i) the purchase of the real property herein described, or (ii) if I am currently the owner of the real property herein described (whether individually or in any type of joint tenancy, including tenancy in common, joint tenancy with right of survivorship or a tenancy by the entirety, and whether or not said real property is homestead or non-homestead property), the refinancing of any existing indebtedness (whether secured or unsecured) or any other such purposes as my Attorney-In-Fact deems necessary or desirable.

(c) EXECUTION OF DOCUMENTS. Execute, acknowledge and deliver, either individually or jointly with my spouse, if any, a Note payable to the Lender, amount, and terms as my Attorney-In-Fact shall deem necessary or desirable and to execute and deliver either individually or jointly with my spouse, if any, a Mortgage securing said Note in favor of Lender and encumbering the real and personal property herein described together with all settlement statements, certifications, acknowledgements, affidavits, and other instruments that my Attorney-In-Fact finds necessary or desirable in connection therewith.

(d) PERSONAL PROPERTY. Purchase all furniture, fixtures and other items of tangible or intangible personal property related to the real property herein described, and execute all instruments necessary or proper for purchasing and acquiring them.

(e) MONEY AND OTHER PROPERTY. Make payment of all sums of money necessary to purchase and acquire the real and personal property herein described, and to execute all settlement statements, certifications, acknowledgements, affidavits and other instruments as my Attorney-In-Fact finds necessary or desirable in connection therewith.

(f) DEAL WITH COMMERCIAL INSTRUMENTS. Draw, accept, endorse or otherwise deal with any check or other instrument in connection with the real and personal property herein described specifically including the right to make deposits or withdrawals from any savings accounts, checking accounts, money market accounts or similar accounts.

(g) EMPLOY AGENTS. Employ and pay reasonable compensation to agents, accountants, attorneys, and investment counsel to assist in the exercise of any of the powers set out herein.

(h) ACT WITH HIGH DEGREE OF DISCRETION. It is my intention that the powers extended to my Attorney-In-Fact be interpreted broadly so as to allow my Attorney-In-Fact a high degree of discretion in managing my affairs. Therefore, I authorize my Attorney-In-Fact to do anything regarding my estate, property and affairs that I could do myself.

8. RESERVATION OF RIGHTS. I hereby reserve: (1) all rights to do personally any acts that my Attorney-In-Fact is authorized to perform hereunder; (2) the right to grant similar powers of attorney to others; (3) the right to amend this Power in any manner; and (4) the right to revoke the Power in whole or in part.

9. TERMINATION OF POWER. This Power shall terminate as provided in Section 4 above or may be terminated at any time prior thereto by either me or by my Attorney-In-Fact by giving written notice of such termination to the other.

10. GOVERNING LAW. This instrument is executed by me in the State of Florida and shall be governed by the laws of the State of Florida.

11. RECORDING. I specifically grant to my Attorney-In-Fact the authority to record this instrument in the public records of the Florida county within which I reside and in any other jurisdiction where an Attorney-In-Fact in his discretion believes necessary or appropriate.

12. RELIANCE BY THIRD PARTIES. Unless and until a third party has received "notice", as provided in Section 13 below, of revocation of this Power, partial or complete termination of the Power by adjudication of my incapacity, suspension by initiation of proceedings to determine my incapacity or my death such third party may act on reliance upon the authority granted to my attorney-In-Fact in this Power and I hereby confirm all such acts.

13. NOTICE. In any circumstances in which "notice" is required to be delivered to me, my Attorney-In-Fact or to any third-party relying on the authority of my Attorney-In-Fact to act hereunder, to be effective such notices shall be in writing and must be served on the person or entity to be bound by the notice by any form of mail that requires a signed receipt or by personal delivery as provided for service of process under Florida law.

IN WITNESS WHEREOF, I have signed this Durable Power of Attorney, in the presence of two (2) witnesses and all of them have signed in the presence of each other, all as of the date first above written.

Signed, sealed and delivered in the presence of:

Signature: _____
Print Name: _____

Witness #1 signature

Print witness #1 name

Signature: _____
Print Name: _____

Witness #2 signature

Print Witness #2 name

State of _____

County of _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED, before me this ____ day of _____,
20____, by _____,
who is personally known to me or who has produced a valid driver's license as identification.

NOTARY PUBLIC

Printed Name of Notary
My Commission Expires: _____

Exhibit "A"

Parcel # _____

in the Public Records of _____ **County, Florida.**