

shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier thereof, and to receive and recover from all tenants and occupiers thereof or of any part thereof all rents, arrears of rents, and sums of money which are now or shall be thereof or of any part thereof to take all necessary or proper means and proceedings for determining the tenancy or occupation of such tenants or occupiers, and for ejecting the tenants or occupiers and recovering the possession thereof.

9. To sell, either at public or private sale, or exchange any part or parts of my real estate or personal property for such consideration and upon such terms as my attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, with such covenants of warranty or otherwise as my attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other considerations. My said attorney in fact is given absolute discretion to sell any or all of my real estate upon such terms, prices and conditions as he himself deems best and that he is not required to make an accounting or to confer with anyone as to whom he shall sell my real estate or for the price he shall obtain for the same or the use he makes of said money, it being my intention that the sale of any real estate or chattels by my attorney in fact is to be a fee simple deed, and that the purchaser or purchasers are not required to see that the funds derived from the sale of said property are properly applied for my use and benefit, but upon the payment to my attorney in fact they are to receive a good, marketable, fee simple deed without any restrictions.

10. To deposit any moneys which may come to his hands as such attorney with any bank or banking institution in my name and any of such money or any other money to which I am entitled which now is or shall be so deposited to withdraw, and either employ as he shall think fit in the payment of any debts, or interest, payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest in my name in any stocks, shares, bonds, securities or other property, real or personal, as he may think proper, and to receive and give receipts for any income or dividend arising from such investments, and in the case of all and any such investments or any other investments to vary or dispose of the same for my use and benefit as he may think fit.

11. To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my attorney may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, and other instruments which may be necessary or proper.

12. To enter into, and remove any or all contents from, any lock box, safe, safe deposit box or other safe keeping arrangement at any bank or other institution or place.

13. To exercise any powers and any duties vested in me, whether solely or jointly, with any other or others as executors, administrator, or trustee or in any other fiduciary capacity, so far as such power or duty is capable of being validly delegated.

14. For all or any of the purposes of these presents to enter into and sign, seal, execute, acknowledge and deliver any contracts, deeds or other instruments whatsoever, and to draw, accept, make, endorse, discount or otherwise deal with any bills of exchange, checks, promissory notes, or other commercial or mercantile instruments.

15. My said attorney in fact shall have the full power to remove and withdraw or write checks against any savings or personal accounts or any other accounts of mine containing anything of value, and my attorney in fact can withdraw all or any of such funds, and this instrument is the full authority for any such banking institution to accept as my authority to my attorney in fact to allow her to do all things herein stated and particularly to the depositing and withdrawing of any funds now on hand in my name at any institution or hereafter deposited.

110

4328 RV-2