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How to Complete Your Utah Limited Power of Attorney

Limited (Special) Power of Attorney (Utah Code Title 75A, Chapter 2)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A limited power of attorney lets someone (your "agent") handle **one specific matter** for you, such as a real estate closing, a vehicle sale, or a bank transaction. It does **not** cover health care decisions.

1. **Fill in the names (Page 1)**
   Enter your name and your agent's name and address. You may name a successor agent.
2. **Describe the matter (Page 1)**
   Check the type of matter and describe exactly what your agent may do. Your agent may act only within what you write.
3. **Sign before a notary (Page 2)**
   Utah law **requires** a power of attorney to be signed before a notary, and an acknowledged power of attorney is generally accepted by banks and title companies. Bring a current, government-issued photo ID.

After It's Signed

- Give your agent the original. If your agent will sign real estate documents, record the power of attorney with the county recorder.
- For use in another country, the notarized document may need an apostille from the Utah Lieutenant Governor's Office. We can handle this for you.

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Need legal advice about this Utah document? Gavrilov & Brooks Law Firm has a Utah-licensed attorney, with attorneys licensed in other states as well. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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LIMITED POWER OF ATTORNEY

(Utah Uniform Power of Attorney Act, Utah Code Title 75A, Chapter 2)

1. PRINCIPAL. I,

Full legal name of principal | Address

2. AGENT. appoint the following person as my agent:

Full name of agent | Address | Telephone

Successor agent, if my agent is unable or unwilling to act (optional):

Name | Address | Telephone

3. LIMITED POWERS. My agent may act for me only in the following matter, and has no authority to act for me in any other matter:

Real estate — to sell, buy, lease, refinance, or close a transaction concerning the property described below and sign all deeds, deeds of trust, closing documents, and other closing documents.

Motor vehicle, boat, or trailer — to buy, sell, title, register, or transfer the vehicle described below.

Banking or financial account — to conduct the transactions described below at the institution named.

Other — as described below.

Description of the matter (property address and legal description, vehicle year/make/VIN, institution and account, or other details):

Principal's initials: _____

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4. TERM. This power of attorney is effective when signed. It ends (check one):

when the matter described above is completed, or

on the following date, unless revoked sooner:

Ending date

5. DURABILITY. Under Utah law this power of attorney continues if I later become incapacitated, unless I check the box below:

This power of attorney shall terminate if I become incapacitated.

6. RELIANCE. Any person may rely on this power of attorney or a copy of it unless that person knows it has terminated or is invalid. My agent must act in good faith, within the authority granted, and in my best interest, and must keep a record of all transactions made for me. This power of attorney is governed by Utah law.

Date

X

Signature of principal

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
**COUNTY OF) **

On this day

of (month and year)

before me, the undersigned notary public, personally appeared

name of principal

proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same. Witness my hand and official seal.

X

Notary Public

(Notary seal)

Notary's printed name

Commission number

My commission expires

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