

**SPECIAL POWER OF ATTORNEY**  
*For Land Transactions*

**KNOW ALL MEN BY THESE PRESENTS**

That I, \_\_\_\_\_, \_\_\_\_\_ citizen, of legal age and  
(first name, middle name, last name) (nationality)  
residing at \_\_\_\_\_, do hereby name, constitute and  
(address)  
appoint \_\_\_\_\_, \_\_\_\_\_ citizen, of legal age and resident of  
(first name, middle name, last name) (nationality)  
\_\_\_\_\_ to be my true and lawful attorney-in-fact/  
(address)

representative to act for and in my name and stead, and on my behalf to do and execute any or all of the following acts, deeds, and things, to wit:

To sell, assign, and transfer, for such price and under such terms most favorable, the real estate property which I own/co-own, situated at \_\_\_\_\_  
(address)

and covered by Original/Transfer Certificate of Title No. \_\_\_\_\_ issued by the Register of Deeds of \_\_\_\_\_ which property is more particularly described as follows:

and to receive payments from the buyers thereof, and to dispose of said payments according to my instructions,  
\_\_\_\_\_.

**HEREBY GIVING AND GRANTING** unto said attorney-in-fact/representative full power and authority requisite or necessary, to perform or cause the necessary act(s) to be done, fully and completely as I might or could lawfully do if I were personally present; and **HEREBY RATIFYING AND CONFIRMING** all that my said attorney-in-fact/representative shall lawfully do or cause to be done, under these presents.

This special power of attorney shall be in effect:

- for \_\_\_\_\_ month(s) / year(s)
- until the completion of the object or purpose above stated
- until revoked.

**IN WITNESS WHEREOF**, I have hereunto affixed my signature this \_\_\_\_\_  
(date)

at the Philippine Consulate General, Osaka, Japan.

With marital consent (if necessary)

\_\_\_\_\_  
*NAME & SIGNATURE*

\_\_\_\_\_  
*NAME & SIGNATURE*