

THIS POWER OF ATTORNEY AUTHORIZES THE PERSON NAMED BELOW AS MY ATTORNEY-IN-FACT TO DO ONE OR MORE OF THE FOLLOWING: TO PURCHASE, SELL, LEASE, GRANT, ENCUMBER, RELEASE OR OTHERWISE CONVEY AND/OR ACCEPT ANY INTEREST IN REAL PROPERTY AND TO EXECUTE DEEDS AND ALL OTHER INSTRUMENTS ON MY BEHALF, UNLESS THIS POWER OF ATTORNEY IS OTHERWISE LIMITED HEREIN TO SPECIFIC REAL PROPERTY.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN C. SMITH, have made, constituted and appointed, and by these presents do make, constitute, and appoint MARY B. SMITH my true and lawful attorney to act as follows, giving and granting unto my said attorney full power to:

1. Bargain, sell, transfer, purchase, encumber and accept and/or convey my interest in a certain property known as 1234 Q Street, N.W., Unit 123, Washington, DC 20009 whose legal description is:

Lot: 1234
Square: 1234
See Exhibit A for full legal description

2. To execute in my name and stead any and all settlement statements, deeds, deeds of trust, notes, mortgages, easements, truth-in-lending statements, loan disclosure statements, transfer tax forms, and any other documents necessary to consummate settlement on the transfer/refinance or purchase of the above-referenced property, and to execute, seal, acknowledge, and deliver such documents or instruments on my behalf and stead.

3. I do authorize my aforesaid attorney in fact to perform all necessary acts in the execution of the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing lawfully done hereunder by my said attorney shall be binding on myself and my heirs, legal and personal representatives, and assigns. Provided, however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my said attorney for the purpose of carrying out

the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact".

4. This instrument is to be construed and interpreted as a general power of attorney within the powers expressed herein and the enumerations of specific items, acts, rights or powers herein shall not limit or restrict the powers granted to my attorney-in-fact shall do or cause to be done in connection herewith.

5. The rights, power, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted in this power of attorney shall not be effected or terminated by any disability of the principal and this power of attorney shall remain in full force and effect, unless terminated by the undersigned by recording an instrument among the Land Records of the District of Columbia, voiding this power of attorney. If not otherwise terminated, as specified in this paragraph, this power of attorney shall expire on the DECEMBER 31, 2003.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____, ____.

JOHN C. SMITH

State of _____) ss:

I, the undersigned, a notary public in and for the above state and county, do hereby certify that JOHN C. SMITH, a party to a certain Power of Attorney hereto annexed, personally appeared before me in my capacity aforesaid, the said JOHN C. SMITH being personally well known to me, or satisfactorily proven, as the person who executed said Power of Attorney, and then and there acknowledged the same to be his/her act and deed.

Given under my hand and official seal this ___ day of _____, ____.

Notary Public

My Commission Expires: _____