

3  
PA  
Y

# REAL ESTATE POWER OF ATTORNEY

I. DATE. This Real Estate Power of Attorney ("Power of Attorney") has been made on 29th day of May, 2022 ("Effective Date").

RP-2023-133304  
04/14/2023 RP1 \$26.00

II. APPOINTMENT. This Power of Attorney is between the following:

Principal: I, Sarah Parks Sewing the "Principal", with a mailing address of P.O. BOX 300729 HOUSTON, TX 77230, hereby appoint:

Agent: JON E. SEWING, with a mailing address of 2602 ARBOR ST., B HOUSTON, TX 77004 ("Agent").

(2)  
lee

III. 2<sup>ND</sup> AGENT. If the above Agent cannot serve, I hereby appoint: (Check one)

- No Alternate Agent.

- An Alternate Agent: JOY R. SEWING, with a mailing address of 2605 ARBOR STREET HOUSTON, TX 77004 ("2<sup>ND</sup> Agent").

lee

IV. REAL ESTATE. This Power of Attorney is in reference to the following described real property: \_\_\_\_\_ ("Real Estate").

V. POWERS APPOINTED. The Principal hereby grants and offers the following powers to the Agent and, if the Agent cannot serve, any Alternate Agent: (Initial and Check where applicable)

JS  - **Sale of Real Estate.** I delegate the power to act on my behalf for the purpose of selling the Real Estate. This may include, but not be limited to, negotiating, executing, modifying, and delivering all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

JS  - **Purchase of Real Estate.** I delegate the power to act on my behalf for the purpose of purchasing the Real Estate. This may include, but not be limited to, negotiating, executing, modifying, and delivering all documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my Agent.

JS  - **Management of Real Estate.** I delegate the power to act on my behalf for the purpose of managing the Real Estate. This may include, but not be limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management of the Real Estate.

JS  - **Financing of Real Estate.** I delegate the power to act on my behalf for the purpose of financing the Real Estate. This may include, but not be limited to, modifying, executing, and delivering all documents necessary to complete the

RP-2023-133304

financing as well as to withdraw and disburse funds necessary from my account which I have previously disclosed to my agent.

**VI. TERM.** This Power of Attorney shall begin on the Effective Date and shall continue until: (Initial and Check one option)

\_\_\_  - The End Date of \_\_\_\_\_, 20\_\_.

\_\_\_  - The Principal's incapacitation or when the Principal can no longer think for themselves. (non-durable).

SM  - The Principal's death or revocation.

**VII. DURABLE.** In the event the Principal is shown to have a mental disability, incapacitated, or not able to think for themselves, this Power of Attorney: (Initial and Check one option)

\_\_\_  - Shall No Longer be valid. This Power of Attorney is non-durable and shall be revoked immediately upon the Principal's incapacitation.

SM  - Shall Remain valid. This Power of Attorney is durable and shall not be revoked upon the Principal's incapacitation.

**VIII. GOVERNING LAW.** This Power of Attorney shall be governed by the laws located in the State of TEXAS ("Governing Law").

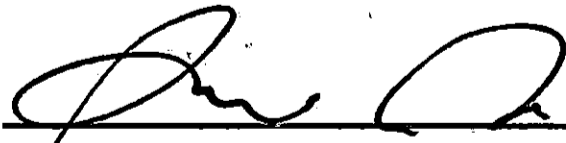
In accordance with Governing Law, I, the Principal, hereby revoke any other Power of Attorney related specifically to the Real Estate mentioned in Section IV with the Agent, and any Alternate Agent, as the only persons allowed to act in my presence for such matters.

**IX. EXECUTION.** As required under the Governing Law, this Power of Attorney shall be signed under: (Initial and Check where applicable)

NM  - Notary Public

\_\_\_  - One (1) Witness

\_\_\_  - Two (2) Witnesses

Principal Signature:  Date: 5-29-2022  
SARAH ROWLES SEWING

RP-2023-133304

UNOFFICIAL COPY

**NOTARY ACKNOWLEDGMENT**

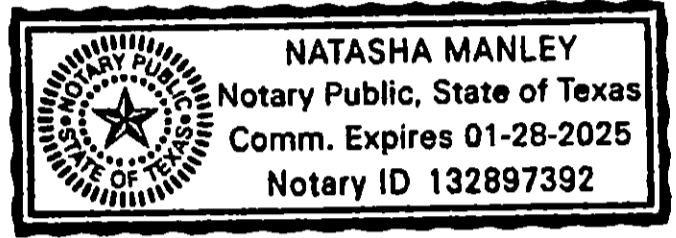
STATE OF Texas  
COUNTY OF Harris, SS.

On this day of May 29, 2022, before me appeared Sarah Rowles Sewing, as Principal of this Power of Attorney who proved to me through government issued photo identification to be the above-named person, in my presence executed the foregoing acceptance of appointment and acknowledged that (s)he executed the same as his/her free act and deed.

10R

Natasha Manley  
Notary Public

Natasha Manley  
Print Name



My commission expires: 01-28-2025

**WITNESS ACKNOWLEDGMENT**

I/We, the witness(es), each do hereby declare in the presence of the Principal that the Principal signed and executed this instrument in my/our presence, and that the Principal signed it willingly, and that each witness hereby signs this Power of Attorney as witness at the request of the Principal and in the Principal's presence, and that, to the best of knowledge, the Principal is at least eighteen (18) years of age, of sound mind, and under no constraint or undue influence.

Leroy James  
1st Witness Signature  
LEROY JAMES

Print Name  
2515 Arbor St Houston 77004  
Address

Geraldyn M. Flenny  
2nd Witness Signature (if any)

Print Name  
2520 Arbor St, Houston, TX 77004  
Address

RECORDER'S MEMORANDUM:  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Retn  
SARAH ROWLES SEWING  
P.O. BOX 3000729  
HOUSTON, TX 77230

RP-2023-133304

UNOFFICIAL COPY

FILED FOR RECORD

4:01:03 PM

Friday, April 14, 2023

*Laneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, April 14, 2023

*Laneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



COPY

UNOFFICIAL COPY

RP-2023-133304