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Ministère des Services au public et aux entreprises

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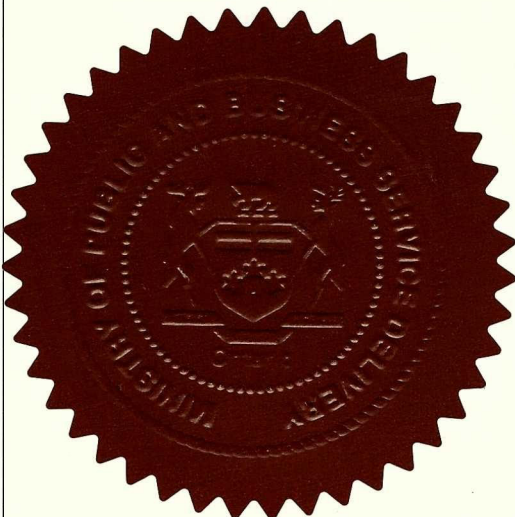
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16 江培云 20242337

委 托 书

委托人： 男， 现住址：加拿大安大略省， 身份证号：(

受托人： 女， 现住址：宁夏
身份证号码：

委托事项：

我和妻子 二人共有位于银川市 的房屋一套（建筑面积：66.75 平方米，《房屋所有权证》号： 因妻子 在加拿大病逝，妻子生前立有遗嘱，房屋产权属于她所有的 份额归二 （女， 公民身份证号： ）个人 所有，我本人无法回国亲自到场办理房屋产权变更手续等相关事宜，现委托 我办理如 下事宜：

- 一、 代我调取上述房屋档案并到房管部门办理妻子去世后房屋共有人变更手续，代我领取 房屋登记变更后的房产证
- 二、 代我补缴上述房屋土地出让金。
- 三、 代我联系买主、商定卖房价款、代我签订上述房屋的买卖合同、收取房款并办理出售 该房屋的一切相关事宜；
- 四、 到房管部门办理房屋过户登记的相关手续，并签署相关文件；
- 五、 代为支付一切有关涉及上述房屋出售应支付的各项费用及应缴税款
- 六、 代我协助购房人办理银行贷款相关手续，并签署相关文件。 代我协助购房人办理抵押 登记手续，并签署相关文件，缴纳相关费用。

受托人在办理上述事宜过程中所签署的一切文件，协议，合同我均予以认可，并愿意承担 由此产生的一切法律后果和责任。

委托期限：自委托书签署之日起至办理完上述房屋相关事宜为止。
受托人无转让委托权。

委托人：江培云，签名： 江培云

日期：2024年3月10日

I was personally present
when the document was signed



Mar. 10, 2024

Power of Attorney

Principal: [redacted] male born on [redacted] current address: Ontario, Canada, ID number: [redacted]

Trustee: [redacted] g, female, born on [redacted] current address: [redacted] Ningxia, ID number: 64.

Entrusted matters:

My wife [redacted] and I jointly own a property located at [redacted] City (construction area: 66.75 square meters, "House Property Ownership Certificate" number: [redacted] Since my wife [redacted] passed away in Canada on [redacted], and she had a will stating that her share of the property ownership should belong to our second daughter [redacted] (female, born on [redacted] zen ID number: [redacted] and I am unable to return to China to handle the change in property ownership and other related matters in person, I hereby entrust [redacted] to handle the following matters on my behalf:

1. To retrieve the property files and handle the change of co-ownership at the housing management department after my wife's death, and collect the updated property ownership certificate on my behalf;
2. To pay the land transfer fees for the aforementioned property on my behalf;
3. To contact potential buyers, negotiate the sale price, sign the sales contract for the property, receive payment for the property, and handle all related matters concerning the sale of the property on my behalf;
4. To handle the transfer registration procedures at the housing management department and sign related documents on my behalf;
5. To pay all expenses and taxes related to the sale of the aforementioned property on my behalf;
6. To assist the buyer in handling bank loan procedures, sign related documents, assist with mortgage registration procedures, sign related documents, and pay related fees on my behalf.

I recognize and accept all documents, agreements, and contracts signed by the trustee during the process of handling the above matters, and I am willing to bear all legal consequences and responsibilities arising therefrom.

Duration of the power of attorney: From the date of signing the power of attorney until the completion of the aforementioned property-related matters.

The trustee has no power of delegation.

Principal: [redacted] Signature: [redacted]

Date: [redacted]

