

BK: 2020 PG: 3305
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Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Type of Document: Durable Power of Attorney

Catherine Allen 640 Third St, Second Fl, Santa Rosa, CA 95404-4444 707-544-5858
Preparer Information: (Individual's Name, Street Address, City, Zip, Phone)

Eric V Haas and Stephanie C
Haas 4323 Princeton Way, Santa Rosa, CA 95405
Taxpayer Information: (Individual/Company Name, Street Address, City, Zip, Phone)

Eric V Haas and Stephanie C
Haas 4323 Princeton Way, Santa Rosa, CA 95405
Return Document to: (Individual/Company Name, Street Address, City, Zip, Phone)

Grantors:

Angela Stephens and Colt Stephens

Grantees:

Eric V Haas and Stephanie C Haas

Legal Description:

Parcel "D" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.010 acres, as shown in Plat of Survey filed in Book 3, Page 327 on September 25, 1998, in the Office of the Recorder of Madison County, Iowa.

Book & Page Reference:

80813464

**DURABLE POWER OF ATTORNEY
REGARDING 1965 NATURE TRAIL,
WINTERSET, IA**

The undersigned **STEPHANIE HAAS** does hereby nominate and appoint **ERIC HAAS**, her true and lawful attorney-in-fact in her place and stead, and his use and benefit for the purposes described below only. This power of attorney shall become **effective immediately and shall expire on December 31, 2020**. This power of attorney shall not be affected by the subsequent incapacity of the principal, as determined by her physician.

Such attorney-in-fact is hereby granted the right to exercise each and every power of **STEPHANIE HAAS** and empowered to take each and every action which he could take relating to the real property located at **1965 NATURE TRAIL, WINTERSET, IOWA 50273** ("THE PROPERTY"), including but not limited to the power, in her stead and in her name, to:

1) Negotiate the purchase of THE PROPERTY on behalf of the undersigned, including but not limited to the power to make offers and counter-offers on behalf of the undersigned and to accept or reject offers to buy THE PROPERTY;

2) to execute any and all documents necessary to list THE PROPERTY for sale and to sell THE PROPERTY on behalf of the undersigned, including but not limited to contracts for sale, disclosure statements, etc.;

3) to open an escrow relating to the purchase of THE PROPERTY at a title/escrow company of the agent's choice, and to execute any and all documents as required by the escrow company and/or the escrow instructions;

4) to enter into contracts on behalf of the undersigned as necessary to satisfy conditions of the purchase of THE PROPERTY, including but not limited to contracts with pest inspectors, home inspectors, contractors;

6) and in all other ways to deal in and with THE PROPERTY during the term of this power of attorney.

WARNING TO PERSONS EXECUTING THIS DOCUMENT: This is an important legal document. It creates a durable power of attorney. Before executing this document, you should know these important facts:

1. This document may provide the person you designate as your attorney in fact with broad powers to dispose, sell, convey, and encumber your real property.

2. These powers become effective immediately and shall not be affected by your subsequent incapacity, as determined by your physician.

3. You have the right to revoke or terminate this durable power of attorney at any time.

DATED: August 26, 2020


STEPHANIE HAAS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
(CIVIL CODE § 1189)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Sonoma)

On August 26, 2020, before me, Catherine Allen, Notary Public, personally appeared **STEPHANIE HAAS** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE Catherine Allen

PLACE NOTARY SEAL ABOVE