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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**Recorder's Cover Sheet**

*REG-128408*

**Preparer Information:**

*2*  
*3*  
Natalie Needham  
21178 Antrim Dr.  
Greenleaf, ID 83622  
208-914-1540

**Taxpayer Information:**

Natalie Needham  
21178 Antrim Dr.  
Greenleaf, ID 83622

THIS IS PURCHASE MONEY  
MORTGAGE AS DEFINED BY  
IOWA CODE SECTION 654.12B

*W* **Return Address:**

Natalie Needham  
21178 Antrim Dr.  
Greenleaf, ID 83622

**Grantors: Thomas Needham**

**Grantees: Natalie Needham**

**Legal Description: See Addendum attached**

**Document or instrument number if applicable:**

\_\_\_\_\_

# Iowa Real Estate Power of Attorney

(In Accordance with § 633B.204)

I, Thomas Needham, the Principal, with an address of 21178 Antfarm Dr.,

in the City of Greenleaf, Idaho, State of Iowa, do hereby appoint

Natalie Needham (the Agent), with an address of 21178 Antfarm Dr., in the City of Greenleaf, Idaho, State of Iowa, to act on my behalf for the purpose set forth in

SECTION 1 below.

## SECTION 1. DESIGNATION OF POWERS

(Initial & Check the authorities you wish to grant)

**Managing of Real Property.** My agent is authorized to act on my behalf for the 50273 purpose of managing the premises located at 622 N 1st St. Winterset IA. and with a legal description of N 1/2 of Lots 1 & 2 in Block 13 & 1/2 of P12244 units. My agent is authorized to perform all acts related to maintaining the property such as but not 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. (S)

**Buying of Real Property.** My agent is authorized to act in my behalf for the purpose of purchasing the lands and premises located at 622 N 1st, Winterset and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any 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.

**Selling of Real Property.** My agent is authorized to act in my behalf for the purpose of selling the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and 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.

**Refinancing.** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

## SECTION 2. DURABLE POWER OF ATTORNEY

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in SECTION 3(C).

## SECTION 3. TERM

(Initial & Check the applicable term)

- A. TD  **Durable**: This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.
- B.  **Durable with Expiration Date**: This power of attorney is effective as of the date hereof and shall terminate upon my death, revocation, or automatically on the \_\_\_ day of \_\_\_\_\_, 20\_\_.
- C.  **Non-Durable**: This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, death, or revocation.

## SECTION 4. RATIFICATION

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

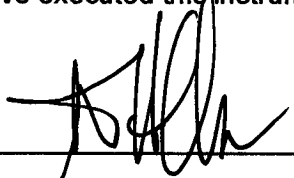
## SECTION 5. GOVERNING LAW

This Note shall be governed by, and construed in accordance with, the laws of the State of Iowa.

## SECTION 6. REVOCATION

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 17 day of June, 2022.

Principal's Signature  Printed Name Thomas Needham

Agent's Signature  Printed Name Natalie Needham

**AFFIRMATION BY WITNESS #1**

I, Ross Smith, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness #1's Signature [Handwritten Signature]

Printed Name Ross Smith

**AFFIRMATION BY WITNESS #2**

I, Natalie Needham, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness #2's Signature [Handwritten Signature]

Printed Name Natalie Needham

**NOTARY ACKNOWLEDGMENT**

STATE OF ~~IOWA~~ IDAHO  
ADA COUNTY, SS.



On this 18 day of JUNE, 2022, before me appeared

Thomas Needham, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

[Handwritten Signature]  
Notary Public

Printed Name MIKE RICH

My commission expires 6 Nov 2027

## ACCEPTANCE BY AGENT

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature  Printed Name Natalie Needham