

BK: 2022 PG: 2721
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Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Scott A. Hall, 303 Locust St., Ste 400, Des Moines, IA 50309 – 515-282-6803

Return to: Benjamin M. Kelly, 1684 Mueller Ct, Winterset, IA 50273

LIMITED POWER OF ATTORNEY

The undersigned, **DENISE K. KELLY**, currently a resident of Iowa, does hereby make, constitute and appoint my spouse, **BENJAMIN M. KELLY** also a resident of Iowa, the undersigned's true and lawful Attorney-in-fact, with full right, power and authority to act for the undersigned and in the undersigned's name, place and stead with respect to the following:

Effectuating the purchase, transfer, mortgage, and/or conveyance of the following real property legally described, to wit:

Parcel "F" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 20.92 acres, as shown in Plat of Survey filed in Book 3, Page 227 on April 29, 1998, and corrected by Affidavit filed on August 12, 1998, in Book 45, Page 255, in the Office of the Recorder of Madison County, Iowa, EXCEPTING THEREFROM Parcel "W", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Three (3), as shown in Plat of Survey filed in Book 3, Page 202 on August 4, 1998 in the Office of the Recorder of Madison County, Iowa.

Locally known as: 1684 Mueller Ct, Winterset, IA 50273

Giving and Granting unto said Attorney-in-Fact the full power and authority to do and perform each and every act, deed, matter and thing whatsoever required and necessary to be done in and about the foregoing, as fully as the undersigned might or could do if personally present and acting. Specifically included in these powers granted to Attorney-in-Fact are the powers to execute on the undersigned's behalf any and all mortgages, settlement statements, affidavits, and any and all documents or instruments required to be executed for the purposes of closing a sale or refinance of the above-described real property.

The undersigned further directs that this Power of Attorney shall take effect immediately upon signing and shall be automatically revoked as of the 30th day of September, 2022, or at such time as there is filed of record a duly acknowledged revocation of this instrument in the same office in which the instrument containing this power is recorded. This Power of Attorney shall not be affected by my disability.

The undersigned does hereby authorize said Attorney-in-Fact to relinquish all rights of dower, homestead and distributive share in and to any real estate described herein in which the undersigned has an interest.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/8/2022

Denise K. Kelly
DENISE K. KELLY

STATE OF Iowa
COUNTY OF Polk

This instrument was acknowledged before me on 9/8/2022, by DENISE K. KELLY.

[Signature], Notary Public

