

BK: 2023 PG: 2804  
Recorded: 11/14/2023 at 12:51:05.0 PM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared by: Brett T. Osborn, 974 73rd Street #16, West Des Moines, Iowa 50265 Telephone 515/223-6000  
Return to: Brett T. Osborn, 974 73rd Street #16, West Des Moines, Iowa 50265 Telephone 515/223-6000

**AFFIDAVIT OF BRETT T. OSBORN**

STATE OF IOWA     )  
  )ss  
COUNTY OF POLK    )

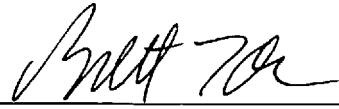
I, Brett T. Osborn, after being duly sworn, hereby depose and state as follows:

1. I am an attorney duly licensed and practicing law in Iowa and have been practicing for over 20 years.
2. I have represented Thomas E. Christensen in preparing certain transactional documents.
3. In August of 2020, Thomas E. Christensen a/k/a Tom Christensen executed a Statutory Power of Attorney as well as a Durable Power of Attorney for Healthcare/Living Will.
4. At the time of the execution of the Statutory Power of Attorney, Tom Christensen elected to provide all powers under Chapter 633B of the Code of Iowa to his spouse, DeAnn S. Christensen.
5. As his attorney, I prepared the document and Thomas E. Christensen acknowledged his signing of the instrument before me.

6. Thomas Christensen intended to provide to his spouse, DeAnn S. Christensen, all of the powers provided by Iowa Code Chapter 633B as indicated by his designations under the Grant of General Authority section of the Statutory Power of Attorney.
7. Thomas E. Christensen elected to use check marks as opposed to his initials to make his elections in that section and as evidenced by those elections, he elected to provide all powers to his spouse.
8. I have verified this through my notes in the file as well as copies and drafts of the documents in my possession.
9. At the time of the execution of these documents, there was a sale of Business Assets taking place and I know of my own personal knowledge that Thomas E. Christensen was of sound mind and knew and understood the powers he was granting and the elections he was making.
10. At the time of this Affidavit, I have no knowledge of any act or intent by Thomas E. Christensen to revoke the Iowa Statutory Power of Attorney executed on August 9, 2020.
11. Upon information and belief, it is my understanding that the Iowa Statutory Power of Attorney executed on August 9, 2020 remains in full force and effect as of the date of this Affidavit.
12. This Affidavit is given in support of the facts surrounding the execution of the Statutory Power of Attorney and the designations or grants of authority given by Thomas E. Christensen at that time.
13. Further, affiant sayeth naught.

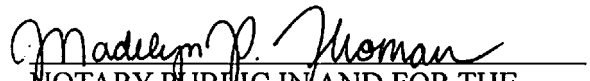
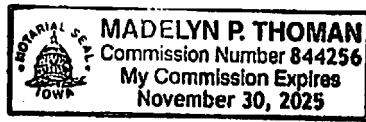
*(Signature Page to Follow)*

Signed this 1<sup>st</sup> day of November, 2023.



**Brett T. Osborn**

Subscribed to and sworn before me by Brett T. Osborn on this 1<sup>st</sup> day of November, 2023



NOTARY PUBLIC IN AND FOR THE  
STATE OF IOWA