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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**DURABLE POWER OF ATTORNEY FOR PURCHASE OR REFINANCE OF REAL
ESTATE**

Recorder's Cover Sheet

Preparer Information: Cecil R. Sublett, 604 South 2nd Avenue, Winterset, IA 50273

Phone number : 515-313-1443

Taxpayer Information: Cecil R. Sublett, 604 South 2nd Avenue, Winterset, IA 50273

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3 **Return Document To:** Cecil R. Sublett, 604 South 2nd Avenue, Winterset, IA 50273

Grantors: See 2nd Page

Grantees: See 2nd Page

Legal Description: See 2nd Page

Document or instrument number if applicable:

Durable Power of Attorney for Purchase or Refinance of Real Estate

KNOW ALL MEN BY THESE PRESENTS, That I, Cecil R. Sublett, a married man, whose address is 6924 County Line Road, Dove Creek, CO 81324 ("Principal"), has made, constituted, and appointed and, by these presents, do make, constitute and appoint my wife, Linda L. Beaman-Sublett ("Attorney in Fact") my true and lawful attorney for me and in my name, place, and stead.

1. My Attorney in Fact herein named is granted full power to execute any and all documents necessary to close on the purchase or refinance of the property listed below with full power and authority for me in my name to execute any and all documents necessary to effect the purchase, financing, refinancing and settlement on said property to any person or persons of her choosing including, but not limited to, sales contracts and addendums thereto, negotiable instruments, disclosure statements, closing or settlement statements, mortgages, notes and all instruments necessary by **Mortgage Research Center. LLC OBA Veterans United Home Loans ISAONATIMA** for financing or refinancing, and other such instrument as may be required to carry out the purposes herein expressed; and I, the Principal named herein, hereby give and grant unto my said Attorney in Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as the I, the Principal, might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Attorney in Fact shall lawfully do or cause to be done by virtue hereof.

Premises commonly known as: 604 S. Second Avenue, Winterset, IA 50273, and further described as follows: Lots 1 & 2 BLK 1 & TR 60X132 S of 1 & 2 BLOCK 1 JENKINS.

2. I hereby ratify and confirm that all my Attorney in Fact shall do by virtue hereof. Further, I agree to indemnify and hold harmless any person who, in good faith, acts

under this Durable Power of Attorney for Real Estate or transacts business with my Attorney in Fact in reliance upon this Power, without actual knowledge of its revocation.

Cecil R. Sublett

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF Colorado

COUNTY OF Dolores

On this 20 day of December, 2024, before me,
Andrea Holley, appeared Cecil R. Sublett, as Principal of this Power of Attorney who proved to me through government-issued photo identification to be the above-named person, in my presence executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Andrea Holley

Notary Public's Signature

Andrea Holley

Notary Public Print Name

My Commission Expires: 10/18/2027

(seal)

