BK: 2026 PG: 3277
Recorded: 11/4/2026 at 2:16:49.0 PM
Pages 3
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AFFIDAVIT REGARDING NONREVOCATION OF POWER OF ATTORNEY
Recorder's Cover Sheet

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Taxpayer Information: Rachelle Cochran, 2369 Saint Charles Road, Winterset, IA 50273

Return Document To: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131

Grantors:
Fredrick S. Jagger

Grantees:
Kristina H. Cady

Legal Description: Parcel "C" located in the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.081 acres, as shown in Plat of Survey filed in Book 2005, Page 5449 on November 9, 2005, in the Office of the Recorder of Madison County, Iowa, EXCEPT road right-of-way.

AFFIDAVIT REGARDING NONREVOCATION OF POWER OF ATTORNEY

STATE OF IOWA, COUNTY OF MADISON SS:

I, Kristina H. Cady, being first sworn upon my oath, do depose and state under the penalty of perjury that Fredrick S. Jagger granted me the authority as an agent or successor agent in a power of attorney dated March 21, 2025, and recorded December 3, 2025, in Book 2025, Page 3271, in the Office of the Recorder of Madison County, Iowa. A true and exact copy of the power of attorney is attached and by this reference hereby made a part of this affidavit.

I further certify all of the following to the best of my knowledge:

1. The power of attorney is "durable" because the authority of the agent is not affected by the disability or incapacity of the principal, pursuant to Iowa Code Section 633B.104
2. This affidavit is executed in the absence of fraud and is therefore conclusive proof of the non-revocation or non-termination of the power of attorney, under Iowa Code Section 633B.120
3. In the "Grant of General Authority" section of the power of attorney, the principal's initials were placed near and over the "Taxes" subject instead of in the space for "All Preceding Subjects." The principal intended to initial "All Preceding Subjects" and so to grant me general authority over all of the subjects listed in that section, including "Real Property." The principal told me this intent when he signed the power of attorney on March 21, 2025.
4. In signing the Warranty Deed dated November 30, 2025, and recorded December 3, 2025, in Book 2025, Page 3272, in the Office of the Recorder of Madison County, Iowa, I acted in good faith and within the authority the principal intended to grant me.
5. The principal was alive at the time of the execution of the deed and had not revoked the power of attorney; the power of attorney and my authority to act under the power of attorney was not terminated.
6. The agent named in the power of attorney, Cynthia A. Conard, was unable or unwilling to act for the principal, so I was authorized to act as successor agent
7. The power of attorney was drafted to become effective immediately upon execution
8. Pursuant to Iowa Code Section 633B.119, the holder of the principal's property may rely in good faith on the statements contained in this affidavit and has no duty to inquire further. Failure of the holder of the principal's property to take action at the direction of the agent can result in Court-awarded damages, costs, penalties, and attorney's fees.

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This Affidavit is given to clear any potential cloud on the title to the above-described real estate.

Dated and signed by said Affiant on this 4th day of November 2026.

Kristina H. Cady, Affiant

Signed and sworn to (or affirmed) before me on 11/4/2026 by Kristina H. Cady.

Signature of Notary Public

BETSY BREEDING
Commission Number 822711
My Commission Expires
December 12, 2028