



6-217128

GENERAL POWER OF ATTORNEY

2424
BOOK 43 PAGE 396

96 MAR -7 AM 11:17

COMPUTER RECORDED
AND COMPARED

REC. \$ 15.00
AND \$ 1.00
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

1. Designation of Attorney-in-Fact

I, Thelma Berry of Madison County, Iowa

appoint Charles C. Berry
of Madison County, Iowa,

my Attorney-in-Fact. In the event my Attorney-in-Fact is unable to serve for any reason or if my Attorney-in-Fact is currently my spouse and we become legally separated or our marriage is dissolved, I name

of _____, as successor to my Attorney-in-Fact.

I hereby revoke any and all general powers of attorney that may have been previously executed by me, but specifically excepting any powers of attorney for health care decisions which I may have previously executed.

2. Powers of Attorney-in-Fact

My Attorney-in-Fact shall have full power and authority to manage and conduct all of my affairs, with full power and authority to exercise or perform any act, power, duty, right or obligation I now have or may hereafter acquire the legal right, power and capacity to exercise or perform. The power and authority of my Attorney-in-Fact shall include, but not be limited to, the power and authority:

A. To buy, acquire, obtain, take or hold possession of any property or property rights and to retain such property, whether income producing or non-income producing;

B. To sell, convey, lease, manage, care for, preserve, protect, insure, improve, control, store, transport, maintain, repair, remodel, rebuild and in every way deal in and with any of my property or property rights, now or hereafter owned by me, and to establish and maintain reserves for improvements, upkeep and obsolescence; to eject or remove tenants or other persons and to recover possession of such property. This includes the right to convey or encumber my homestead legally described as follows:

THE REAL ESTATE DESCRIBED ON THE ATTACHED AND INCORPORATED EXHIBIT A

C. To pay my debts; to borrow money, mortgage and grant security interests in property; to complete, extend, modify or renew any obligations, either secured, unsecured, negotiable or non-negotiable, at a rate of interest and upon terms satisfactory to my Attorney-in-Fact; to lend money, either with or without collateral; to extend or secure credit; and to guarantee and insure the performance and payment of obligations of another person or entity;

D. To open, maintain or close accounts, brokerage accounts, savings and checking accounts; to purchase, renew or cash certificates of deposit; to conduct any business with any banking or lending institution in regard to any of my accounts or certificates of deposit; to write checks, make deposits, make withdrawals and obtain bank statements, passbooks, drafts, money orders, warrants, certificates or vouchers payable to me by any person or entity, including the United States of America, and expressly including the right to sell or cash U.S. Treasury Securities and Series E, EE, and H and HH Bonds;

E. To have full access to any safety deposit boxes and their contents;

F. To pay all city, county, state or federal taxes and to receive appropriate receipts therefore; to prepare, execute, file and obtain from the government income and other tax returns and other governmental reports, applications, requests and documents; to take any appropriate action to minimize, reduce or establish non-liability for taxes; to sue or take appropriate action for refunds of same; to appear for me before the Internal Revenue Service or any other taxing authority in connection with any matter involving federal, state or local taxes in which I may be a party, giving my Attorney-in-Fact full power to do everything necessary to be done and to receive refund checks; to execute waivers of the statute of limitations and to execute closing agreements on my behalf;

G. To act as proxy, with full power of substitution, at any corporate meeting and to initiate corporate meetings for my benefit as stockholder, in respect to any stocks, stock rights, shares, bonds, debentures or other investments, rights or interests;

H. To invest, re-invest, sell or exchange any assets owned by me and to pay the assessments and charges therefore; to obtain and maintain life insurance upon my life or upon the life of anyone else; to obtain and maintain any other types of insurance policies; to continue any existing plan of insurance or investment;

I. To defend, initiate, prosecute, settle, arbitrate, dismiss or dispose of any lawsuits, administrative hearings, claims, actions, attachments, injunctions, arrests or other proceedings, or otherwise participate in litigation which might affect me;

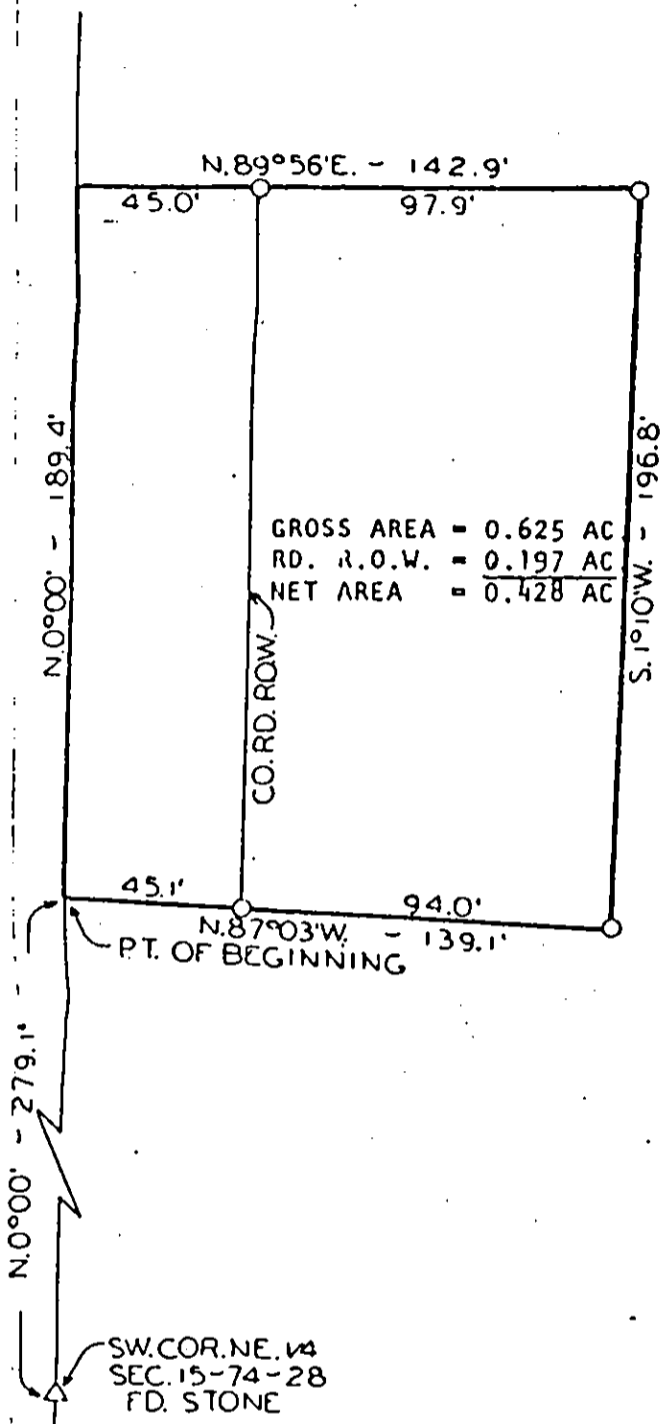
J. To carry on my business or businesses; to begin new businesses; to retain, utilize or increase the capital of any business; to incorporate or operate as a general partnership, limited partnership or sole proprietorship any of my businesses;

K. To employ professional and business assistants of all kinds, including, but not limited to, attorneys, accountants, real estate agents, appraisers, salesmen and agents;

DEED REC. 114

PLAT OF A SURVEY MADE FOR THELMA BERRY
IN THE SOUTHWEST QUARTER (SW. 1/4 OF THE NORTHEAST QUARTER (NE. 1/4)
OF SECTION 15, TOWNSHIP 74 NORTH, RANGE 28 WEST OF THE 5TH P.M.,
MADISON COUNTY, IOWA

Survey filed in Farm Plat
Record 1, page 158
March 20, 1981 at 9:49 A.M.



GROSS AREA = 0.625 AC
RD. R.O.W. = 0.197 AC
NET AREA = 0.428 AC

SCALE: = 50'

1/2" BARS W/CAPS SET

DATE OF SURVEY: 3/9/81

DESCRIPTION:

A parcel of land described as commencing at the southwest corner of the northeast quarter (NE. 1/4) of Section 15, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa thence N. 0° 00' 279.1 feet to point of beginning; thence N. 0° 00' 189.4 feet; thence N. 89° 56' E. 142.9 feet; thence S. 1° 10' W. 196.8 feet; thence N. 87° 03' W. 139.1 feet to point of beginning containing 0.625 acres including 0.197 acres county road right of way.

NOTE: The west line of the NE. 1/4 of Section 15, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa is assumed to bear due north and south.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA
SIGNED _____ DATE _____

J. M. Hochstetler 3/17/81
J M Hochstetler PE & L.S. Iowa Reg. No. 6808

VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS

WINTERSSET,

IOWA

"EXHIBIT" A