Document 2014 1835

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Rec Amt $32.00

INDX ✓
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

E ✓ Preparer Information & return to:
Robert J. Douglas, Jr., 4201 Westown Parkway #300, West Des Moines, IA 50266 (515) 288-2500
Individual's Name | Street Address | City | Phone

AFFIDAVIT

STATE OF IOWA)
) SS:
COUNTY OF POLK)

RE: The East Half (1/2) of the Southeast Quarter (1/4) of Out Lot Four (4) of Loughridge & Cassiday's Addition to the Town of Winterset, Madison County, Iowa

MCA

The undersigned, after being duly sworn under oath, hereby states as follows:

I, Nicole Chere Fusco, am the same the person who has been appointed attorney in fact pursuant to a power of attorney dated July 11, 2014, a copy of which is attached hereto. As of the date of this Affidavit, I state as follows:

a. Emiliano Eduardo Jesus Fusco-Gris is alive, and is not disabled.
b. I have not received any written notice of the revocation of this power of attorney.

This affidavit is given to remove a possible cloud on the title to the above described real estate.

AFFIANT FURTHER SAYETH NAUGHT.

Nicole Chere Fusco

Subscribed and sworn to before me by Nicole Chere Fusco on this 25th day of July, 2014.

DEB K. DAVIS
Commission Number 708136
My Commission Expires
07/07/16

Notary Public in and for said State

#2298361

INSTRUMENT NO. 141031
LINDA FORT
HUMBOLDT CO. RECORDER

JUL 14 2014

AT 10:20 AM PM
RECORDING FEE $ 27.00 pd
AUDITORS TRANSFER FEE $ —

GENERAL POWER OF ATTORNEY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 120
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Ashley M. Emick, P.O. Box 644, Humboldt, IA 50548, (515) 332-4093

Taxpayer Information: (name and complete address)
N/A

Return Document To: (name and complete address)
Arends, Lee & Emick, P.O. Box 644, Humboldt, IA 50548

Grantors:
See page 2

Grantees:
See page 2

Legal Description:

E½ SE¼ of Outlot-4 of Laughbridge & Cassiday's Outlots in Winterset, Madison County, Iowa; and
W½ SE¼ of Outlot-4 of Laughbridge & Cassiday's Outlots in Winterset, Madison County, Iowa.

Document or instrument number of previously recorded documents: N/A

Initials: _____

Ashley M. Emick ISBA25170#

GENERAL POWER OF ATTORNEY

1. Designation of Attorney-in-Fact

I, **Emiliano Eduardo Jesus Fusco-Gris, of 707 – 2nd Avenue North, Dakota City, IA 50529** appoint **Nicole Chere Fusco** as my attorney-in-fact to serve.

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:

E½ SE¼ of Outlot-4 of Laughbridge & Cassiday's Outlots in Winterset, Madison County, Iowa; and
W½ SE¼ of Outlot-4 of Laughbridge & Cassiday's Outlots in Winterset, Madison County, Iowa.

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;

(1) To change the investments for or within any of the plans; and

(2) To change the custodians and administrators of any of the plans; and

Initials: EF

(3) To make contributions (including "rollover" contributions) or cause contributions to be made to such plans with my funds or otherwise on my behalf; and

(4) To receive and endorse checks or other distributions to me from such plans, or to arrange for the direct deposit of such distributions into an account in my name, in the name of my agent for my benefit, or in the name of any trust of which I may be an income beneficiary; and

(5) To elect a form of payment of benefits from such plans, to withdraw benefits from such plans, and to make, exercise, waive or consent to any and all elections and/or options I may have available regarding the contributions to, investment or administration of, distribution from, or form of benefits payable by, such plans; and

(6) To designate one or more beneficiaries or contingent beneficiaries for any benefits payable under such plans on account of my death, and to change any prior designation of beneficiary made by me or by my agent, provided, however, that my agent shall have no power to designate my agent directly or indirectly as a beneficiary or contingent beneficiary to receive a greater share or proportion of any such benefits than my agent would have otherwise received unless such change is consented to by all other beneficiaries who would have received the benefits but for the proposed change, with the beneficiaries to be determined as of the time of the proposed change. This limitation shall not apply to any designation of my agent as beneficiary in a fiduciary capacity, with no beneficial interest.

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, sole proprietorship, Limited Liability Company or any other legal entities of my businesses;

Initials: EF

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

L. To apply for benefits and participate in programs offered by any governmental body, administrative agency, person or entity;

M. To transfer, assign, convey, and deliver any real or personal property in which I may have or own an interest to the Trustee of any revocable trust created by me, if such trust is in existence at the time, notwithstanding the fact that my Attorney-in-Fact, or his or her spouse, descendants, heirs or assigns, may be the (a) Trustee or successor Trustee of any such trust, (b) beneficiary of any such trust; or (c) holder of any special or general power of appointment created under such trust. Nothing in this paragraph shall be construed to allow my Attorney-in-Fact to create, amend, restate or revoke any such revocable trust created by me.

N. To disclaim any interest in property passing to me from person or entity;

O. To make gifts of any of my property or assets to members of my family; and to make gifts to such other persons or religious, educational, scientific, charitable or other nonprofit organizations to whom or to which I have an established pattern of giving. My Attorney-in-Fact may make gifts of my property to himself or herself as determined by the Attorney-in-Fact in his or her discretion and without requiring the approval or consent of any other person.

P. To transfer the necessary funds for estate planning purposes.

3. Construction.

This Power of Attorney is to be construed and interpreted as a general power of attorney. The enumeration of specific items, rights, acts or powers shall not limit or restrict the general and all-inclusive powers that I have granted to my Attorney-in-Fact. All references to property or property rights herein shall include all real, personal, tangible, intangible or mixed property. Words and phrases set forth in this Power of Attorney shall be construed as in the singular or plural number and as masculine, feminine or neuter gender according to the context.

Any authority granted to my Attorney-in-Fact, however, shall be limited so as to prevent this Power of Attorney (a) from causing my Attorney-in-Fact to be taxed on my income; (b) from causing my estate to be subject to a general power of appointment (as that term is defined by Section 2041 Internal Revenue Code of 1986, as amended) by my Attorney-in-Fact; and (c) from causing my Attorney-in-fact to have any incidents of ownership (within the meaning of Section 2042 of the Internal Revenue Code of 1986, as amended) with regard to any life insurance policies on the life of my Attorney-in-Fact.

4. Liability of Attorney-in-Fact.

My Attorney-in-Fact shall not be liable for any loss sustained through an error of judgment made in good faith, but shall be liable for willful misconduct or breach of good faith in the performance of any of the provisions of this power of attorney.

5. Compensation of Attorney-in-Fact.

The Attorney-in-Fact understands that this power of attorney is given without any express or implied promise of compensation to said Attorney-in-Fact. Any services performed as my Attorney-in-

Fact will be done without compensation, either during my lifetime or upon my death, but the Attorney-in-Fact shall be entitled to reimbursement for all reasonable expenses incurred as a result of carrying out any provisions of this power of attorney.

6. Accounting by Attorney-in-Fact.

My Attorney-in-Fact shall maintain complete and accurate records of all acts performed pursuant to this power of attorney, including, without limitation, all receipts and disbursements. Upon my request or the request of any conservator appointed on my behalf or the personal representative of my estate, my Attorney-in-Fact shall allow inspection of these records and shall provide a complete accounting.

7. Effective Date and Durability.

This Power of Attorney shall be effective immediately, shall not be affected by my disability, and shall continue effective until my death; provided, however, that this Power of Attorney may be revoked by me as to my Attorney-in-Fact at any time by written notice to such Attorney-in-Fact.

Dated this 11 day of July 2014.

Emiliano Eduardo Jesus Fusco-Gris

STATE OF IOWA, COUNTY OF HUMBOLDT

This document was acknowledged before me this 11th day of July, 2014, by Emiliano Eduardo Jesus Fusco-Gris.

Notary Public

CATHERINE J. McCULLOUGH
Commission Number 135830
My Commission Expires
May 29, 2015

Initials: EF