

**BK: 2016 PG: 1212**  
**Recorded: 5/9/2016 at 11:48:08.0 AM**  
**Fee Amount: \$12.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

Prepared by: David D. Nelson, Whitfield & Eddy, P.L.C., 699 Walnut St. Ste. 2000, Des Moines, IA 50309 515-288-6041

**AFTER RECORDING:** Mail to Jon Gresham II, 2659 Hwy. 169, Winterset, IA 50273

## **POWER OF ATTORNEY**

The undersigned, Nicole Gresham ("Grantor"), does hereby make, constitute and appoint Jon Gresham II, Grantor's true and lawful Attorney-in-fact, with full right, power and authority for Grantor and in Grantor's name, place and stead:

To execute any and all documents associated with the purchase of the property locally known as 2659 Hwy 169, Winterset, IA, and legally described as follows:

**The North 30 rods of the East 16 rods of the East Half (½) of the Southwest Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof conveyed for Highway purposes, as shown in Warranty Deed filed in Book 104, Page 351 on October 29, 1974 in the Office of the Recorder of Madison County, Iowa (the "Property").**

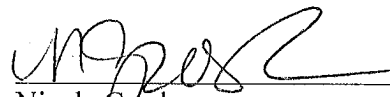
My Attorney-in-Fact is specifically authorized to perform any and all acts and to execute any and all documents in the name of the Grantor necessary to purchase, finance, and mortgage the Property as Grantor might do in Grantor's individual capacity if personally present, for such price or amounts and upon such terms or conditions as Attorney-in-Fact may deem reasonable and proper, and Grantor hereby ratifies and confirms all that Attorney-in-Fact does or causes to be done pursuant to this Power of Attorney including, but not limited to, the authority to make, execute, sign, co-sign, acknowledge, amend, alter, deliver or receive any: Purchase Agreement, Note, Mortgage, Mortgage or Note Riders, Real Estate/Property Tax and Tax Exemption Forms, Affidavits, Land Contracts, Assignment of Land Contracts, Closing Statements, assignments, applications for credit, insurance forms related to the Property, Disbursement Statement or "HUD-1" Statement; and any agreement for documents or funds to be placed in escrow with instructions to the escrow agent for the delivery of said documents or funds, and the authority to endorse and deposit said funds to any account of the Grantor.

The undersigned does hereby authorize said Attorney-in-Fact to relinquish all rights of dower, homestead and distributive share in and to any real estate described herein in which the undersigned has an interest.

All rights, powers and authority contained herein shall become effective immediately, shall not continue beyond six months from the date hereof, shall be durable and not affected by the death, disability or incapacity of the Grantor except as may be provided by the applicable law.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: April 29, 2016

  
Nicole Gresham

STATE OF Iowa, Polk COUNTY, ss:

Subscribed and sworn to before me, a Notary Public in and for the State of Iowa, by Nicole Gresham this 29<sup>th</sup> day of April, 2016.



  
Signature of Notary Public