

BK: 2016 PG: 3416
Recorded: 11/14/2016 at 1:29:33.0 PM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4612

Return document to:

Shane Dakins and Rachel Dakins, 322 E Filmore St, Winterset, IA 50273

Order No.: MES-69325/LS

AFFIDAVIT REGARDING POWER OF ATTORNEY

Legal: Lot Five (5) and the West feet of Lot Ten (10) of Depot Addition to the Town of Winterset, Madison County, Iowa.

I, **Mary Ann Oberender**, being first duly sworn upon my oath, do depose and state under the penalty of perjury that Donna Jean Oberender granted me authority as an agent or successor agent in a power of attorney dated March 9, 2016.

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

1. The principal is alive and has not revoked the power of attorney; the power of attorney and my authority to act under the power of attorney have not terminated.
2. 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 §633B.104.
3. This affidavit is conclusive proof of the non-revocation or non-termination of the power of attorney, under Iowa Code §633B.120.
4. If the power of attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred.
5. If I was named as successor agent, the prior agent is no longer able or willing to serve.

6. Pursuant to Iowa Code §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.

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

Further these Affiants sayeth naught.

Mary Ann Oberender
Mary Ann Oberender

STATE OF Iowa
COUNTY OF Polk

This instrument was acknowledged before me on November 8, 2016
by Mary Ann Oberender.

Pat Egli
Notary Public in and for said State

