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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Preparer

Information Mark L. Smith, P.O. Box 230, Winterset, Iowa 50273; 515-462-3731

AFFIDAVIT REGARDING GENERAL POWER OF ATTORNEY

STATE OF IOWA :  
 :SS  
MADISON COUNTY :

I, Theresa Parker, after first being duly sworn upon oath, depose and state as follows:

1. This Affidavit concerns the following described real property:

See Addendum 2.

2. I know of my own personal knowledge that the attached Addendum 1 is a true and correct copy of my Mother's General Power of Attorney. Such General Power of Attorney has never been amended, modified or revoked. Said General Power of Attorney is still in full force and effect and I am the acting Attorney-in-Fact.

3. I give this Affidavit to clear any perceived cloud on the title to the real estate described herein.

Theresa Parker  
Theresa Parker

Subscribed and sworn to before me by the said Theresa Parker on this 13 day of February, 2019.

Jennifer Stover  
Notary Public in and for the State of Iowa



**GENERAL POWER OF ATTORNEY**

COPY

1. Designation of Attorney-in-Fact

I, Dorothy A. Harper, residing at Peru, Madison County, Iowa, appoint my daughter, Theresa Parker, as 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.

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 therefor; 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;

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

M. To transfer to the trustee of any revocable trust created by me, if such trust is in existence at the time, any and all property of mine (excepting property held by me and any other person as joint tenants with full rights of survivorship), which property shall be held in accordance with the terms and provisions of the agreement creating such trust;

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.

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 © 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

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 provide a complete accounting as to all acts performed pursuant to this power of attorney.

7. Effective Date and Durability.

This Power of Attorney shall become effective upon the date of signing 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 20<sup>th</sup> day of November 2013, at Des Moines, Iowa.

Dorothy A. Harper  
Dorothy A. Harper

**ATTESTATION CLAUSE**

NOW, on the date set forth above, this instrument was in our presence signed and executed by Dorothy A. Harper, who declared this to be her General Power of Attorney, and that she freely and voluntarily executed this document, and at her request and in her presence, and in the presence of each other, we have subscribed our names as Witnesses thereto.

L. R. [Signature]  
Witness

3737 Westown Pkwy Ste. 20  
Address

[Signature]  
Witness

3737 Westown Pkwy, Ste 20, IA Des Moines  
Address  
IA 50316

AFFIDAVIT

STATE OF IOWA )  
 ) ss  
COUNTY OF POLK )

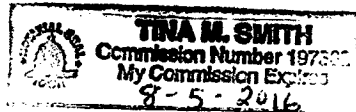
Before me, the undersigned, on this day personally appeared Dorothy A. Harper, Laura Prenosil and Alexandra Lewis, known to me, whose names are signed to the attached or foregoing instrument and, all of these persons being by me first duly sworn, Dorothy A. Harper declared to me and to the Witnesses, in my presence, that said instrument is her General Power of Attorney and that he willingly signed and executed such instrument in the presence of said Witnesses, as her free and voluntary act for the purpose therein expressed; that said Witnesses, and each of them, declared that such General Power of Attorney was executed and acknowledged by Dorothy A. Harper in their presence and that they, in her presence, at her request, and in the presence of each other, did subscribe their names thereto as attesting Witnesses on the day of the date of such General Power of Attorney; and that Dorothy A. Harper, at the time of the execution of such instrument, was of full age and of sound mind and that the Witnesses were sixteen years of age or older and otherwise competent to be Witnesses.

L. Prenosil  
Witness

Dorothy A. Harper  
Dorothy A. Harper

Alexandra Lewis  
Witness

Subscribed, sworn, and acknowledged before me by Dorothy A. Harper, and subscribed and sworn before me by LAURA PRENOSIL and ALEXANDRA LEWIS, Witnesses, on this 20<sup>th</sup> day of November, 2013.



Tina M. Smith  
NOTARY PUBLIC, STATE OF IOWA

Out Lot Eight (8) in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof lying North of the center line of the creek which is the North boundary of this property, all in the Town of East Peru, Madison County, Iowa,  
AND

That part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, bounded as follows: On the Southwest by the Southerly extension of the center line of Florence Street; on the Northwest by a line parallel with and distant 150 feet Northwesterly, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 11; on the Northeast by the Southerly line of County Road No. 307; and on the Southeast by a line parallel with and distant 50 feet Southeasterly, measured at right angles and radially, from the center line of the main track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said main track was located prior to its removal; EXCEPT a tract of land located therein, more particularly described as follows, to-wit: Beginning at the middle of the intersection of Brown Street and Florence Street, thence South 200 feet, thence Northeasterly 333 feet to a point 200 feet South of the center of the intersection of Brown Street and Short Street, thence North to the center of the intersection of Brown Street and Short Street, thence Southwesterly to the point of beginning, in the Town of Peru, Madison County, Iowa; AND that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Eleven (11), bounded as follows: On the West by the Southerly extension of the center line of Florence Street; on the Northwest by the Southeasterly line of the above described parcel of land; and on the Southeast by a line parallel with and distant 8.5 feet Southeasterly, measured at right angles and radially, from the center line of the most Southeasterly side track (now removed) of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said track was located prior to its removal.

Addendum 2