

BK: 2019 PG: 610
Recorded: 2/22/2019 at 2:58:31.0 PM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

IOWA STATUTORY POWER OF ATTORNEY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 120
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, Iowa 50322; (515) 222-1700

Taxpayer Information: (name and complete address)

Lisa Pageler-Coffman

Return Document To: (name and complete address)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, Iowa 50322

Grantors:

Michael-Patrick Leon Murray-Coffman

Grantee:

Lisa Pageler-Coffman

Legal Description: A tract of land located in Lots Eighteen (18) and Nineteen (19) of Hutchings Addition to the Town of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2012, Page 1449 on May 17, 2012, in the Office of the Recorder of Madison County, Iowa.. (the "Real Estate")

IOWA STATUTORY POWER OF ATTORNEY

1. POWER OF ATTORNEY

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including but not limited to your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is not entitled to compensation unless you state otherwise in the optional Special Instructions.

This form provides for designation of one agent. If you wish to name more than one agent, you may name a coagent in the optional Special Instructions. Coagents must act by majority rule unless you provide otherwise in the optional Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately upon signature and acknowledgment unless you state otherwise in the optional Special Instructions.

If you have questions about this power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Michael-Patrick Leon Murray-Coffman, name the following person as my agent:

Name of Agent: Lisa Pageler-Coffman

Agent's Address: 412 Madison Street, De Soto, IA 50069

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the "Real Estate" (as further defined below in the Special Instructions Paragraph) as defined in the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B.

SPECIAL INSTRUCTIONS

Lisa Pageler-Coffman has the authority to sign and execute any and all documents for the purpose of effectuating the purchase of the legally described Real Estate and is authorized to encumber the same by a Real Estate Mortgage and sign all other lender documents as required.

This Power shall include the right to relinquish or encumber any homestead or dower interest.

Once the filing of the Mortgage for the legally described Real Estate has taken place, and the transaction is completed, this Power of Attorney is revoked.

EFFECTIVE DATE

This power of attorney is effective immediately upon signature and acknowledgment.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

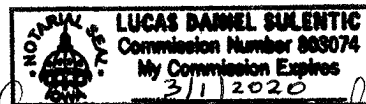
SIGNATURE AND ACKNOWLEDGMENT

Michael-Patrick Leon Murray-Coffman 2-14-2019
Michael-Patrick Leon Murray-Coffman Date

Address: 1550 L Street, Fort Dodge, Iowa 50501

STATE OF Iowa, COUNTY OF Webster

This document was acknowledged before me this 14th day of February, 2019,
by Michael-Patrick Leon Murray-Coffman



Lucas Daniel Sulentik
Signature of Notary Public

2. IMPORTANT INFORMATION FOR AGENT

AGENT'S DUTIES

When you accept the authority granted under this power of attorney, a special legal relationship is created between the principal and you. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must do all of the following:

Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest.

Act in good faith.

Do nothing beyond the authority granted in this power of attorney.

Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as agent in the following manner:

Michael-Patrick Leon Murray-Coffman by Lisa Pageler-Coffman as Agent (or attorney in fact).

Unless the Special Instructions in this power of attorney state otherwise, you must also do all of the following:

Act loyally for the principal's benefit.

Avoid conflicts that would impair your ability to act in the principal's best interest. Act with care, competence, and diligence.

Keep a record of all receipts, disbursements, and transactions made on behalf of the principal.

Cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest.

Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

TERMINATION OF AGENT'S AUTHORITY

You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include any of the following:

Death of the principal.

The principal's revocation of the power of attorney or your authority.

The occurrence of a termination event stated in the power of attorney.

The purpose of the power of attorney is fully accomplished.

If you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

LIABILITY OF AGENT

The meaning of the authority granted to you is defined in the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B. If you violate the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B, or act outside the authority granted, you may be liable for any damages caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice.