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DEBORAH L PEYTON, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



## Power of Attorney - Short Form

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 119  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Phone: (563) 927-2782

**Taxpayer Information:** (Name and complete address)

Jerry Edward Sprague, 522 Belle St, Waterloo, IA 50702

☒ **Return Document To:** (Name and complete address)

Mark A. Roeder, 119 E. Main St., Manchester, IA 52057-1736, Phone: (563) 927-2782

**Grantors:**

Dorothy Jean Thomas Vanderbilt *keys*

**Grantees:**

Jerry Edward Sprague

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## POWER OF ATTORNEY - SHORT FORM

The undersigned

Dorothy Jean Thomas Vanderbilt keys

of 30 S. Main St. Fair Chance, PA 15436  
Black Hawk County, Iowa, does hereby make, constitute and appoint

Jerry Edward Sprague

of Black Hawk County, Iowa, the undersigned's true and lawful Attorney-in-Fact, with full right, power and authority to act for the undersigned and in the undersigned's name, place and stead with respect to the following:

Manage whatever interest I may have in the following described real estate:

The North One-Half (N ½) of the Northeast Quarter (NE ¼) of Section Thirty-Two (32), Township Ninety (90) North, Range Six (6) West of the 5th P. M., Delaware County, Iowa.

This shall include the right and obligation on the Attorney-In-Fact to:

1. Collect rent.
2. Lease the property and determine the amount of rental to be charged for the property.
3. Sell the property.
4. Convey easement(s) and determine the proper price to charge for an easement.
5. Retain counsel to represent my interest in pursuing any claims that pertain to the real estate and to defend any claims that might be asserted..
6. Pay expenses of upkeep, capital improvements, liability and any other necessary insurance, and property taxes for the real estate.

In exchange, the Attorney-In Fact agrees to deposit and keep all revenue from the property in an account or accounts that are separate from his own personal account(s), and to account to the owners no less than annually for the revenue and expenditures related to the real estate.

Giving and Granting unto said Attorney-in-Fact the full power and authority to do and perform each and every act, deed, matter and thing whatsoever required and necessary to be done in and about the foregoing, as fully as the undersigned might or could do if personally present and acting.

In the event my Attorney-in-Fact is unable to serve for any reason or if my Attorney-in-Fact is currently my spouse and we become legally separated or our marriage is dissolved, I name Rosemary Sprague of Black Hawk County, Iowa, as successor to my Attorney-in-Fact.

The undersigned further directs that this Power of Attorney shall take effect immediately and shall be irrevocable unless and until such time as there is filed of record a duly acknowledged revocation of this instrument in the same office in which the instrument containing this power is recorded. This Power of Attorney shall not be affected by my disability.

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.

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.

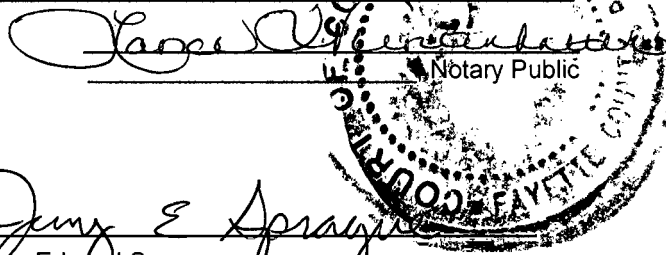
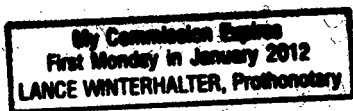
Dated: 10/6, 2011

Dorothy Jean Thomas Vanderbilt Keys

Dorothy Jean Thomas Vanderbilt Keys

STATE OF ~~IOWA~~ PA, COUNTY OF ~~BLACK HAWK~~ Fayette

This instrument was acknowledged before me on 10-6-2011, by Dorothy Jean Thomas Vanderbilt Keys

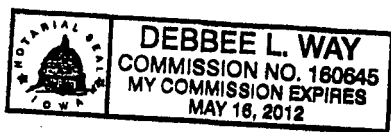


Dated: September 30, 2011

Jerry E Sprague  
Jerry Edward Sprague

STATE OF IOWA, COUNTY OF BLACK HAWK ) ss:

This instrument was acknowledged before me by Jerry Edward Sprague this 30 day of September 2011.



Debbie L. Way  
Notary Public in and for the State of Iowa

**Caution:** Use only for limited powers. For comprehensive powers, use ISBA form #120 - General Power of Attorney.