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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:

Cheryl Wilcox

Jean A. Thomas 

Grantees:

Jerry Edward Sprague

Legal description: See Page 2

Document or instrument number of previously recorded documents:



POWER OF ATTORNEY - SHORT FORM

The undersigned

Jean A. Thomas, married to Gene Norman Thomas

of Buchanan 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 to:

1. Sell the property, and sign any deeds necessary to complete a sale transaction.
2. To release all my rights of dower, homestead, and distributive share in and to the real estate.
3. Convey easement(s) and determine the proper price to charge for an easement.

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: March 6 2012

Jean A. Thomas

Jean A. Thomas

STATE OF IOWA, COUNTY OF BLACK HAWK

This instrument was acknowledged before me on March 6, 2012, by Jean A. Thomas

Debbie L. Way
Debbie L. Way, Notary Public



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