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Document 2015 632 Type 06 009 Pages 2
Date 3/19/2015 Time 10:10:23AM
Rec Amt \$12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**POWER OF ATTORNEY
Recorder's Cover Sheet**

Preparer Information: Virginia F. Wilber, 3112 Brockway Road, Waterloo, IA 50701, Phone:
(319) 291-6161

Taxpayer Information: Terrance Walen
506 Prairie Lane
Gilbertville, Iowa 50634

Return Address: Nelson Law Firm, 3112 Brockway Road, Waterloo, Iowa 50701

Grantors: Kristin K. Meany-Walen

Grantees: Terrance A. Walen

Legal Description: Lot Forty (40) of Turtle Creek Replat being part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) all in Section Twenty-six (26), Township Eighty-eight North (88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340, except Parcel FF Part of Lot 40 Of The Turtle Creek Camp Replat Of The Southwest Quarter (SW $\frac{1}{4}$) Of The Northwest Quarter (NW $\frac{1}{4}$), Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 3970; also all lake frontage running to the middle of the Maquoketa River Bed with regard to said Lot Forty (40).

Prepared By: Virginia F. Wilber, Nelson Law Firm 3112 Brockway Rd., Waterloo, Iowa 50701 (319) 291-6161

Return to: Virginia F. Wilber, 3112 Brockway Road, Waterloo, Iowa 50701

LIMITED POWER OF ATTORNEY

I, Kristin K. Meany-Walen, a married person hereby make, constitute and appoint **Terrance A. Walen** to be my true and lawful agent for me and in my name, place and stead, to purchase, buy, acquire, mortgage, sell and to do all acts necessary to complete the sale, purchase, financing or refinancing of premises legally described as follows:

Lot Forty (40) of Turtle Creek Replat being part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼), part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), and part of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) all in Section Twenty-six (26), Township Eighty-eight North (88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; also being part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼), and part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 4340, except Parcel FF Part of Lot 40 Of The Turtle Creek Camp Replat Of The Southwest Quarter (SW¼) Of The Northwest Quarter (NW¼) , Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 3970; also all lake frontage running to the middle of the Maquoketa River Bed with regard to said Lot Forty (40).

Also known as: 26316 211th Avenue, Manchester, Iowa 52057

(hereinafter "Premises") and specifically, but not limited to, without limitation, to execute and deliver all documents including a purchase agreement, settlement statement, loan application, promissory note, mortgage securing said note to Premises and all other documents required by the lender or other entity involved in the sale and subsequent purchase of property which are required by any person to complete the sale, purchase and financing or refinancing of the Premises, granting unto my said agent full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the Premises, as fully to all intent and purposes as I might or could do, if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue thereof.

It is my intention that this Power of Attorney shall be effective immediately and shall not be affected by my disability or incapacity and all powers and authorities herein granted shall be exercisable notwithstanding any such disability or incapacity. **THIS POWER OF ATTORNEY SHALL EXPIRE AND BECOME VOID ONE MONTH AFTER ITS EXECUTION.**

This Power of Attorney has been prepared by the realtor's attorney at Nelson Law Firm, PLLC. I understand that the attorneys at Nelson Law Firm, PLLC do not represent my interests and have not given me any legal advice, other than to obtain independent counsel prior to signing any documentation. This document was provided as a courtesy in order to facilitate the transaction as requested by lender.

This Power of Attorney has been executed this 27th day of February, 2015


Kristin K. Meany-Walen

STATE OF IOWA)
) ss:
COUNTY OF BLACK HAWK)

On this 27th day of February, 2015, before me a Notary Public in and for the State of Iowa, personally appeared **Kristin K. Meany-Walen, a married person** to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Susan R. Walter
Notary Public in and for said County and State