

Recorded: 7/15/2019 at 9:19:44.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 1821

DURABLE GENERAL POWER OF ATTORNEY
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James Piersall, Piersall Law Firm, 3716 1st Ave NE, Cedar Rapids IA 52402
Phone: (319) 297-7222

Taxpayer Information: (name and complete address)

Louie and Sue Christiansen; 26056 225th Ave, Delhi IA 52223

Return Document to: (name and complete address)

Louie and Sue Christiansen; 26056 225th Ave, Delhi IA 52223

Grantors:

Louie E Christiansen

Grantees:

Sue Carol Christiansen

Legal Description:

Document or instrument number of previously recorded documents:



DURABLE GENERAL POWER OF ATTORNEY

1. Designation of Attorney-in-Fact

I, LOUIE E. CHRISTIANSEN, of
26056 - 225TH AVE., DELHI, IA 52223 appoint
SUE CAROL CHRISTIANSEN of
26056 - 225TH AVE., DELHI, IA 52223
my Attorney-in-Fact. 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
LORRI REECE of
1600 - 49TH ST., MARION, IA 52302
as successor to 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. This includes the right to convey or encumber my homestead;
- 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, H, HH, and I 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

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.

My Attorney-in-Fact shall maintain complete and accurate records of all acts performed pursuant to this power of attorney, including, without limitation, all receipts and disbursements. 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 allow inspection of these records and shall provide a complete accounting.

7. Effective Date and Durability.

N.B. DELETE INAPPROPRIATE PORTIONS OF THE FOLLOWING PARAGRAPH. IF NO DELETIONS ARE MADE, THE PROVISIONS SET FORTH IN PARAGRAPHS B AND C SHALL BE DEEMED TO HAVE BEEN DELETED.

- A. This Power of Attorney shall be effective immediately, shall not be affected by my disability,
~~B. This Power of Attorney shall become effective upon written certification by my physician that I am disabled,~~
~~C. This Power of Attorney shall become effective _____, shall not be affected by my disability,~~

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.

8. Additional Provisions.

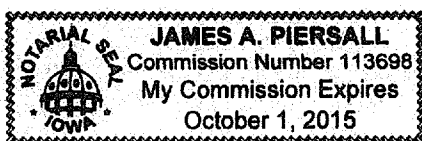
HIPAA and Protected Health Information. If any person's authority under the instrument is dependent upon any determination that I am unable properly to manage my affairs, then any physician attending me or otherwise requested by my Agent to determine my incapacity, and any other person or entity in possession of any of my "protected health information," as contemplated by the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), is hereby authorized and directed to disclose my protected health information to my Agent to the extent necessary, and only to the extent necessary, for my Agent to determine whether an event of incapacity has occurred hereunder. Any limitation on protected health information to be disclosed hereunder shall have no effect upon any rights to such information any Agent may have under any Durable Power of Attorney for Health Care or other instrument granting access to such information.

Dated October 22, 2012, at Cedar Rapids, Iowa

Louie E. Christiansen
LOUIE E. CHRISTIANSEN

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me on October 22, 2012, by
LOUIE E. CHRISTIANSEN



[Signature], Notary Public