

Recorded: 6/1/2023 at 2:57:06.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1226

Prepared by: Steve Carr of Carr & Carr Attorneys, 117 S. Franklin Street
Manchester, IA 52057 Phone: (563) 927-4164

Return to: Midwest Community Title 4510 41st Street, Moline IL 61265

Type of Document: Power of Attorney

Grantor(s): Gerald O'Leary

Grantee(s): James O'Leary

Legal Description: Lot Nine (9) of Unga Subdivision of part of Lots Eleven (11), Twelve (12) and Fourteen (14) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Pages 70-71.



POWER OF ATTORNEY - SHORT FORM

The undersigned, Gerald O'Leary, of Delaware County, Iowa, does hereby make, constitute and appoint James O'Leary of Rock Island County, Illinois, the undersigned's true and lawful Agent, 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:

All acts necessary for the sale of 113 Circle Dr., Manchester, Iowa 52057 legally described as follows:

Lot Nine (9) of Ungs Subdivision of part of Lots Eleven (11), Twelve (12) and Fourteen (14) of the Subdivision of the North one-half (N1/2) of the Southeast Quarter (SE1/4) and South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Pages 70-71.

Giving and Granting unto said Agent 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.

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 Agent 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: May 16th, 2023

Gerald O'Leary (handwritten signature)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 16th, 2023, by Gerald O'Leary.

Leticia Timmerman (handwritten signature)
Signature of Notary Public

