

Recorded: 6/12/2023 at 8:05:59.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1308

**IOWA GENERAL DURABLE POWER OF ATTORNEY
Recorder's Cover Sheet**

Preparer/Return to:

Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Ph: 563-744-3359

Taxpayer Information:

Debra S. Mensen, 2835 197th St, Earlville, IA 52041

Larry R. Sellner, 2763 197th St, Earlville, IA 52041

Grantors:

Madonna A. Sellner

Grantees:

Debra S. Mensen

Larry R. Sellner

Legal Description:

N/A

Document or instrument number if applicable:

N/A

IOWA GENERAL DURABLE POWER OF ATTORNEY

1. POWER OF ATTORNEY

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including but not limited to your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is not entitled to compensation unless you state otherwise in the optional Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately upon signature and acknowledgment unless you state otherwise in the optional Special Instructions.

If you have questions about this power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Madonna A. Sellner, name the following persons as my Co-Agents:

Name of Co-Agent: Debra S. Mensen
Agent's Address: 2835 197th St, Earlville, IA 52041
Agent's Telephone Number: (563) 875-8051

Name of Co-Agent: Larry R. Sellner
Address: 2763 197th St, Earlville, IA 52041
Phone Number: (563) 923-5345

My Co-Agents shall have authority to act independently without the consent of the other. If a Co-Agent ceases to serve and there is at least one Co-Agent still appointed and acting hereunder, such vacancy shall not be filled and the remaining Co-Agent shall continue to serve.

GRANT OF GENERAL AUTHORITY

I grant my Agent(s) and any successor Agent(s) general and plenary authority to act for me with respect to all of the subjects set forth in Iowa Code §633B.204 - §633B.216, including real property, tangible personal property, stock and bonds, commodities and options, banks and other financial institutions, operation of entity or business, insurance and annuities, estate, trusts, and other beneficial interests, claims and litigation, personal and family maintenance, benefits from government programs or civil or military service, retirement plans, and taxes, with said code sections incorporated herein by reference.

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant shall not use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the optional Special Instructions.

SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines:

NONE

EFFECTIVE DATE

This power of attorney is effective immediately upon signature and acknowledgment unless I have stated otherwise in the optional Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

Madonna Sellner
Your Signature
Madonna A. Sellner
Your Name Printed
603 Northern Avenue, Earlville, IA 52041
Your Address
(563) 923-2058
Your Telephone Number

April 20, 2020
Date

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me this 20th day of April, 2020 by Madonna A. Sellner.



[Signature]
Signature of Notary Public

This document prepared by Todd J. Locher, 202 2nd Avenue NW, Box 7, Farley, IA 52046, Phone: (563) 744-3359