

Recorded: 11/7/2023 at 9:54:29.0 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: 2804

POWER OF ATTORNEY - SHORT FORM
Recorder's Cover Sheet

Preparer Information: Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Phone: 563 582-2926

Taxpayer Information: Robert E. Mohr & Mari S. Mohr, 19010 171st Ave., Manchester, IA 52057

Return Document To: Robert E. Mohr & Mari S. Mohr, 19010 171st Ave., Manchester, IA 52057

Grantors:
Robert E. Mohr

Grantees:
Mari S. Mohr

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



POWER OF ATTORNEY - SHORT FORM

The undersigned, Robert E. Mohr, of Delaware County, Iowa, does hereby make, constitute and appoint Mari S. Mohr of Delaware County, Iowa, 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:

1. The Attorney-in-Fact shall have the authority to sign such documentation as the Attorney-in-Fact deems appropriate to effectuate the purchase of real estate located at 19010 171st Ave., Manchester, IA 52057 and legally described as:

That part of Lot Two (2), Block Three (3) of Sunset Beach a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, described as commencing at the Northwesterly corner of Lot Nine (9), Block Three (3) of said Subdivision, thence North 22° 10' East eighty five (85.0) feet to the point of beginning, thence North 22° 10' East one hundred sixty seven and two-tenths (167.2) feet, thence South 76° 35' East eighty (80.0) feet, thence South 8°30' West one hundred seventy five (175.0) feet, thence Westerly one hundred twenty two and six-tenths (122.6) feet to the point of beginning; also Lot Two (2) of Frankenfeld's Replat Of Part Of Block Three Of Sunset Beach Subdivision, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 159.

This shall include, but not be limited to, the authority to sign Offers to Purchase Real Estate, Purchase Agreements, Composite Mortgage Affidavits, Closing Statements, Escrow Agreements and Easement Agreements.

2. Further, the Attorney-in-Fact shall have the authority to borrow money from any lender, to extend or renew any existing indebtedness and to mortgage or pledge any property for purposes of granting a security interest against said real estate. The Attorney-in-Fact is granted the authority to sign any and all documentation incident to such actions.

3. This conveyance of authority to the Attorney-in-Fact is intended to convey to the Attorney-in-Fact the right to sign any and all such documentation as the Attorney-in-Fact, in its sole discretion, determines is appropriate for the purchase of real estate located at what is commonly called 19010 171st Ave., Manchester, IA 52057, in accordance with the previously executed Purchase Agreement and to execute such loans, mortgages, security interests or other as such may relate to either property.

4. This Power of Attorney expires December 15, 2023.

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

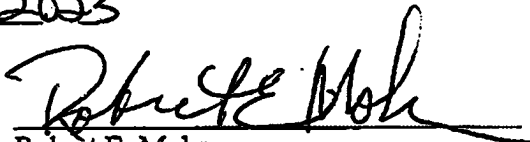
the foregoing, as fully as the undersigned might or could do if personally present and acting.

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.

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: October 27, 2023


Robert E. Moh

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 27, 2023 by Robert E. Mohr .




Signature of Notary Public

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