

Recorded: 11/30/2023 at 11:11:21.0 AM  
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: 3013

## **POWER OF ATTORNEY - SHORT FORM**

**Preparer Information: (name, address and phone number)**

Brianna J. Reynolds, Brianna J Reynolds Law Office PLC, 2252 Blairs Ferry Rd., Hiawatha, IA 52233 (319) 651-5871

**Taxpayer Information: (name and complete address)**

Edna Flannagan, 3032 230<sup>th</sup> Ave., Hopkinton, IA 52237

**Return Document To: (name and complete address)**

Edna Flannagan, 3032 230<sup>th</sup> Ave., Hopkinton, IA 52237

**Grantors:**

Edna Flannagan

**Grantees:**

Teresa Lyn Graf

**Legal Description: See Page 2**



**POWER OF ATTORNEY - SHORT FORM**

The undersigned, Edna Flannagan, of Delaware County, Iowa, does hereby make, constitute and appoint Teresa Lyn Graf of Linn 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:

Any and all matters related to the sale of the property located at 3032 230<sup>th</sup> Ave., Hopkinton, IA 52237 and all other parcels located in Delaware County, Iowa. Additionally, any matters that flow from said real estate including all financial matters that may arise.

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 in effect for a period of five (5) years. Said Power of Attorney irrevocable for five (5) years 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. Date of creation to be effective date, 8/29/2022.

Dated: 11-5-2022

Edna Flannagan  
Edna Flannagan

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on November 05 2022 <sup>am</sup> by Edna Flannagan.

Patti Monck  
Signature of Notary Public

