

Recorded: 4/1/2024 at 1:00:02.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 699

POWER OF ATTORNEY - SHORT FORM
Recorder's Cover Sheet

Preparer Information: Carolyn C. Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone:
563-875-9112

Taxpayer Information: Cole Kruse, 1507 300th Avenue, Dyersville, IA 52040

Return Document To: Carolyn C. Davis, 225 1st Avenue East, Dyersville, IA 52040

Grantors:
Cole Kruse

Grantees:
Thomas Kruse

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



POWER OF ATTORNEY - SHORT FORM

The undersigned, Cole Kruse, of Delaware County, Iowa, does hereby make, constitute and appoint Thomas Kruse 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:

Perform all actions necessary and related to the purchase of 1635 300th Avenue, Dyersville, IA 52040, including but not limited to executing a Mortgage or Deed of Trust, Promissory Note, Closing Disclosures, and any and all other documents related to the purchase of the property.

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: 3-31-24, 2024.

Cole T Kruse
Cole Kruse

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on 3-31-24, 2024, by Cole Kruse.



Allan L Boge
Signature of Notary Public