

Recorded: 12/6/2024 at 11:15:34.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3040

POWER OF ATTORNEY - SHORT FORM
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Jennifer A. Clemens-Conlon, 2080 Southpark Court, Dubuque, Iowa 52003
Phone: (563) 582-2926

Taxpayer Information: (name and complete address)
Eric Moura and Brenda Moura, 1661 300th Avenue, Dyersville, IA 52040

Return Document To: (name and complete address)
Jennifer A. Clemens-Conlon, 2080 Southpark Court, Dubuque, Iowa 52003
Phone: (563) 582-2926

Grantors: Eric Moura and Brenda Moura

Grantees: Heather L. Lehman

Document or instrument number of previously recorded documents:



POWER OF ATTORNEY - SHORT FORM

The undersigned, Eric Moura and Brenda Moura, do hereby make, constitute and appoint Heather L. Lehman 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 1661 300th Avenue, Dyersville, IA 52040.

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 my real estate. The Attorney-in-Fact is granted the authority to sign any and all documentation incident to such actions.

3. This Power of Attorney expires February 28, 2025.

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: November 14, 2021


Eric Moura


Brenda Moura

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on November 19, 2024 by Eric Moura and Brenda Moura.



Patricia Coleman
Signature of Notary Public

S:\WP\Client\REAL ESTATE INDEX\2024\Welchert, Gary and Sandra (NDR) to Moura, Eric and Brenda (JACC) - Veterans United Purchase 1661 300th Avenue, Dyersville, IA 52040\Power of Attorney -jac-ral.docx