

Recorded: 12/17/2024 at 8:11:08.0 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: 3135

IOWA STATUTORY POWER OF ATTORNEY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 120
Recorder's Cover Sheet

Preparer Information:

Dean Hoag Jr, 2052 3rd Ave A, Suite A, Rock Island, IL, 61201
(309) 762-1688

Taxpayer Information:

Ryan J Zanker 240 Winslow Dr Manchester IA 52057

Return Document To

Dean Hoag Jr, 2052 3rd Ave A, Suite A, Rock Island, IL, 61201

Grantors:

Josie A Zanker

Grantees:

Ryan J Zanker

Legal Description:

Lot Eleven (11) of Schulte's Second Addition to Northtown Estates, Manchester, Delaware County, Iowa, according to the plat recorded in Book 8 Plats, Page 10



IOWA STATUTORY 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.

This form provides for designation of one agent. If you wish to name more than one agent, you may name a coagent in the optional Special Instructions. Coagents must act by majority rule unless you provide 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, Josie A Zanker, name the following person as my agent:

Name of Agent: Ryan J Zanker

Agent's Address: 2240 N 78th St, Lincoln, NE 68505

Agent's Telephone Number: (319) 231-7908

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B:

Real Property known as: 240 Winslow Dr., Manchester Iowa 52057 to sign all documents necessary to complete the purchase and mortgage transaction regarding said property

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.

EFFECTIVE DATE

This power of attorney is effective immediately upon signature and acknowledgment unless I have stated otherwise in the optional Special Instructions. This power of attorney will expire no later than January 1, 2025.

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

Josie A Zanker

Your Signature

Josie A Zanker

Your Name Printed

2240 N 78th St

Lincoln, NE 68505

Your Address

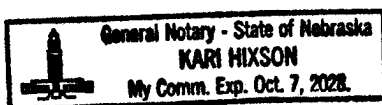
319.404.2950

Your Telephone Number

12-9-24

Date

STATE OF NE, COUNTY OF Sarpy
This document was acknowledged before me on Dec 9, 2024, by
Josie A Zanker.



Kari Hixson
Signature of Notary Public