

Recorded: 2/26/2026 at 1:12:19.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 459

Prepared by/Return to: Clayton S. Elwell, Dentons Davis Brown PC, 4201 Westown Pkwy, Ste. 300, West Des Moines, IA 50266; 515-288-2500

**AFFIDAVIT EXPLANATORY OF TITLE REGARDING
POA'S INTENT TO BE EFFECTIVE AND DESTROYED EVIDENCE**

STATE OF IOWA, COUNTY OF DELAWARE ss:

RE: Lot Ten (10) and the Easterly one-half (Ely 1/2) of Lot Nine (9), Block One (1), H.A. Carter's Addition to Hopkinton, Iowa, according to plat recorded in Book E L.D., Page 529 (the "Property")

I, Kevin Funke, being first duly sworn on oath, do depose and state as follows:

1. I am an employee at Citizens State Bank in Hopkinton, Iowa. In my professional and employment relationship, I knew Geraldine P. Huber was an employee of Citizens State Bank as a bank teller for approximately 15 years.

2. I am familiar with the Power of Attorney ("POA") executed by Geraldine P. Huber, granting Daniel Huber, Geraldine's son, to act as her Attorney in Fact, which was dated January 22, 2015, filed of record on January 13, 2017, in Book 2017, Page 168 of the Delaware County Recorder's Office.

3. I am additionally aware that Daniel Huber signed as Attorney in Fact for Geraldine P. Huber, regarding the transaction from Geraldine P. Huber to Mitchell L. Melchert concerning the Property, locally known as 307 2nd Street SE, Hopkinton, IA 52237. In Daniel Huber's capacity as Attorney in Fact, he executed the Warranty Deed, filed January 13, 2017, in Book 2017, Page 169 (the "Warranty Deed") of the Delaware County Recorder's Office.

4. I have personal knowledge that Geraldine P. Huber and Daniel Huber both signed statements in December 2015 at Citizens State Bank, indicating Geraldine P. Huber's intent to make her POA effective and to grant Daniel Huber the authority to manage her financial affairs, including the authority to help manage and sign documents related to the sale of the Property described above.

5. Per Citizens State Bank's policy, Citizens State Bank does not keep financial records after seven years. Thus, Citizens State Bank does not presently have any evidence or documentation showing the December 2015 statement described above, because all financial documentation concerning transactions are destroyed, deleted, and shredded after seven years to avoid any identity theft.

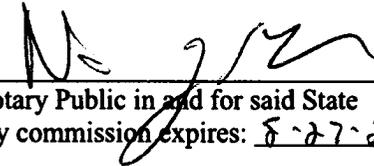
6. This Affidavit is being provided for the purpose of clearing the issue on title by explaining the intent of Geraldine P. Huber to make her recorded POA effective and to clarify the lack of evidence and documentation regarding the statements made in December 2015 by Geraldine P. Huber and Daniel Huber.

[Signature Page(s) to Follow]

Signed this 26th day of February, 2026.


Print Name: Kevin Funke

Subscribed and sworn to before me, a Notary Public, on this 26th day of February, 2026, by
Kevin Funke.


Notary Public in and for said State
My commission expires: 8-27-28



NATHAN J FREEZE
Commission No. 867116
My Commission Expires
8-27-28