Recorded: 11/2/2026 at 8:12:59.0 AM
County Recording Fee: $32.00
Iowa E-Filing Fee: $3.00
Combined Fee: $35.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3217

Power of Attorney

Recorder's Cover Sheet

Preparer Information: Scott M. O'Shea
O'Shea & O'Shea, PC
1007 Longfellow Drive
Hiawatha, IA 52233
Phone: 319-362-3640

Grantors: **Darlene J. Heims**

Grantees: **Ron J. Heims**

Legal Description: n/a

Document or instrument number if applicable: n/a

DURABLE POWER OF ATTORNEY
IOWA STATUTORY POWER OF ATTORNEY

1. DURABLE FINANCIAL POWER OF ATTORNEY

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). 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.

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.

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 AGENTS

I, **DARLENE J. HEIMS**, name the following persons as my Co-Agents:

Name of Co-Agent: **RON J. HEIMS**

Co-Agent's Address: 950 78th Place, West Des Moines, Iowa 50266

Co-Agent's Phone Number: 515-314-6978

Name of Co-Agent: **NANCY L. ATKINSON**

Co-Agent's Address: 124 North Highland Drive, Raymore, Missouri

Co-Agent's phone number: 816-213-5351

While both Co-Agents are serving either one may act alone and either one may sign any document alone. If either of them is unable to serve the other one shall continue to serve.

While both Co-Agents are acting only one signature shall be required to conduct business with respect to property and/or assets held or owned by the principal. Any third party dealing with the principal may rely upon this singular authority without any further evidence. Any asset may be titled to reflect this authority, including the designation "and/or".

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:

(Initial each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial "All Preceding Subjects" instead of initialing each subject.)

_____ Real Property

_____ Tangible Personal Property

_____ Stocks and Bonds

_____ Commodities and Options

_____ Banks and Other Financial Institutions

_____ Operation of Entity or Business

_____ Insurance and Annuities

_____ Estates, Trusts, and Other Beneficial Interests

_____ Claims and Litigations

_____ Personal and Family Maintenance

_____ Benefits from Governmental Programs or Civil or Military Service

_____ Retirement Plans

_____ Taxes

_____ All Preceding Subjects

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.

EFFECTIVE DATE

This Power of Attorney shall become effective immediately upon signing and acknowledgement.

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. This is durable power of attorney and is not terminated by the principal's incapacity.

SIGNATURE AND ACKNOWLEDGMENT

Darlene J. Heims — July 1, 2026

Darlene J. Heims
3300 Berkshire Parkway #248
Clive, Iowa 50325
563-608-2589

State of Iowa, County of Polk, ss:

This document was acknowledged before me on July 1, 2026, by Darlene J. Heims.

Signature of Notary

RICHARD J. HOWES
Commission Number 8399
My Commission Expires
June 14, 2029

This document prepared by: Richard J. Howes, 4401 Westown Parkway, Suite 302, West Des Moines, Iowa 50266

2. IMPORTANT INFORMATION FOR AGENT

AGENT'S DUTIES

When you accept the authority granted under this power of attorney, a special legal relationship is created between the principal and you. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must do all of the following:

Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest.

Act in good faith.

Do nothing beyond the authority granted in this power of attorney.

Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as agent. For example:

Darlene J. Heims by (Agent's Name) as Agent

Unless the Special Instructions in this power of attorney state otherwise, you must also do all of the following:

Act loyally for the principal's benefit.

Avoid conflicts that would impair your ability to act in the principal's best interest.

Act with care, competence, and diligence.

Keep a record of all receipts, disbursements, and transactions made on behalf of the principal.

Cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest.

Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

TERMINATION OF AGENT'S AUTHORITY

You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include any of the following:

Death of the principal.

The principal's revocation of the power of attorney or your authority.

The occurrence of a termination event stated in the power of attorney.

The purpose of the power of attorney is fully accomplished.

If you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

LIABILITY OF AGENT

The meaning of the authority granted to you is defined in the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B. If you violate the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B, or act outside the authority granted, you may be liable for any damages caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice.