

Miscellaneous Record, No. 24, Madison County, Iowa

A. S. HUGHES (PUBL. CO.) HAS RIGHTS HEREIN

Thomas J. Tracy

#286

in and for Madison County, Iowa.

Filed for record the 31 day of January
A.D. 1945 at 9:18 o'clock A.M.To
Irene S. Tracy

Fee \$.80

Pearl E. Shetterly, Recorder

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, Thomas J. Tracy, now serving in the Army of the United States, do hereby constitute and appoint Irene S. Tracy, residing at Peru Iowa, my true and lawful attorney in fact, for me, and in my name.

(a) To ask, demand, sue for, recover, collect and receive all such sums of money, debts, accounts, interest, dividends, annuities and demands whatsoever, as now are, or hereafter shall become, due, owing or payable, to me; and

(b) To make, execute and deliver acquittances, receipts, releases, or other discharges and to endorse and to make, execute, assign and deliver endorsements of checks, drafts, vouchers, bills, notes and other instruments; and

(c) To purchase, receive, and take possession of all lands, tenements and hereditaments, upon such terms, conditions and covenants as my said attorney in fact may think proper; and

(d) To lease, bargain, transfer, convey, grant and mortgage all lands, tenements and hereditaments, upon such terms, conditions and covenants as my said attorney in fact may think proper; and

(e) To buy, sell, mortgage, hypothecate, and in every way and manner, deal in and with, goods, wares, and merchandise, and choses in action; and

(f) To engage in, do and transact all and every kind of business that my said attorney in fact may think proper; and

(g) To make, sign, execute, seal, acknowledge and deliver all such deeds, leases, and assignments of leases, covenants, indentures, agreements, hypothecations, bills of lading, bonds, notes, receipts, evidences of debt, releases, and satisfactions of mortgage, judgments, and other debts, and such other instruments of whatsoever kind or nature, as may be necessary, or proper, in the premises; and

(h) To execute vouchers in my behalf for any and all allowances and reimbursements properly payable to me by the United States, including but not restricted to allowances and reimbursements for transportation of dependents or for shipment of household effects as authorized by

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law and Army Regulations, and to receive, indorse, and collect the proceeds of checks payable to the order of the undersigned drawn on the Treasurer of the United States.

(1) Without limiting the generality of the foregoing, I specifically authorize and empower my said attorney in fact for me and in my name to do any and all acts necessary or proper in the closing or performance by me of a certain contract made and executed of date the 28th day of December, 1939 by and between Joe Lindburg, as vendor, and Martin Tracy, Emma K. Tracy and me as vendees, by which contract there was sold and agreed to be conveyed the following described real estate located in Madison County, Iowa, to-wit:

Southwest Quarter of the Northwest Quarter and the West Half of the West Half of the Southwest Quarter of Section Twenty-eight (SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ of the W $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec. 28), also the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-nine (29), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., except one acre now occupied as a cemetery, and subject further to the rights of the public in highways.

And further to accept a deed of conveyance of said real estate and to make, execute, acknowledge and deliver in payment of any part of the purchase price of said real estate a mortgage drawn to encumber the same and a promissory note drawn to evidence the indebtedness to be secured by said mortgage and to consist of any part of such purchase price, such mortgage and note to be drawn on such terms, to contain such assurances and to be payable as my said attorney in fact shall deem fit, whether or not strictly in accordance with the terms of said contract.

And I, the said Thomas J. Tracy, hereby ratify all that my said attorney in fact may lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of March, 1944.

Witness Clarence L. Powell
Witness Leonard A. Sokofski
Witness Doyle D. Sanders

Thomas J. Tracy (Seal)

On this 29th day of March, 1944, before me, Alfred D. Mann, the undersigned commissioned officer, personally appeared Thomas J. Tracy, known to me to be serving in and with the armed forces of the United States and to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his voluntary act and deed.

COMPARED

Alfred D. Mann
Signature of Officer
Captain, 1973 OCM TRK. Co. (ADM)
Rank of Officer