

BK: 2022 PG: 2876
Recorded: 10/3/2022 at 11:44:46.0 AM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Type of Document: Iowa Statutory Power of Attorney

Samuel H. Braland 115 E 1st St
Earlham, IA 50072-7717 (515)758-2267

Preparer Information: (Individual's Name, Street Address, City, Zip, Phone)

Ryan Armstrong and Jacqueline
Armstrong 1351 Pitzer Rd, Earlham, IA 50072

Taxpayer Information: (Individual/Company Name, Street Address, City, Zip, Phone)

Kenneth L Evans and Rhonda K
Rowe-Evans

Return Document to: (Individual/Company Name, Street Address, City, Zip, Phone)

Grantors:	Grantees:
Kenneth L Evans and Rhonda K Rowe-Evans	Ryan Armstrong and Jacqueline Armstrong

Legal Description:

Lot One and the North Half (1/2) of Lot Two (2) in Block One (1) of Academy Addition to the Town of Earlham, Madison County, Iowa

Book & Page Reference:

Special Instructions:



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, Kenneth L. Evans, name the following person as my agent:

Name of Agent Rhonda Rowe Evans

Agent's Address 355 N. Chestnut Avenue, Earlham, Iowa 50072

Agent's Telephone Number (515) 321-1998

DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent Not Applicable

Successor Agent's Address _____

Successor Agent's Telephone Number _____

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent _____

Second Successor Agent's Address _____

Second Successor Agent's Telephone Number _____

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 Litigation

____ Personal and Family Maintenance

____ Benefits from Governmental Programs or Civil or Military Service

____ Retirement Plans

____ Taxes

KLE All Preceding Subjects

GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent shall not do any of the following specific acts for me unless I have initialed the specific authority listed below:

(Caution: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. Initial only the specific authority you WANT to give your agent.)

KLE Amend, revoke, or terminate a revocable inter vivos trust, if authorized by the trust.

KLE Agree to the amendment or termination of any other inter vivos trust.

KLE Make a gift to an individual who is not an agent, subject to the limitations of the Iowa Uniform Power of Attorney Act, Iowa Code section 633B.217, and any special instructions in this power of attorney.

Make gifts, either direct or indirect, to my agent acting under this power of attorney as follows:

____ Any such gift must be approved in writing by _____;
or

KLE No third party approval is needed.

____ Authorize another person to exercise the authority granted under this power of attorney.

KLE Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan.

KLE Exercise fiduciary powers that the principal has authority to delegate.

KLE Disclaim or refuse an interest in property, including a power of appointment.

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.

SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines:

shall have the authority to request an accounting of any agent.

EFFECTIVE DATE

This power of attorney is effective immediately upon signature and acknowledgment unless I have stated otherwise in the optional Special Instructions.

NOMINATION OF CONSERVATOR AND GUARDIAN (OPTIONAL)

If it becomes necessary for a court to appoint a conservator of my estate or guardian of my person, I nominate the following person(s) for appointment:

Name of Nominee for Conservator of My Estate Rhonda Rowe Evans

Nominee's Address 355 N. Chestnut Avenue, Earlham, Iowa 50072

Nominee's Telephone Number (515) 321-1998

Name of Nominee for Guardian of My Person Rhonda Rowe Evans

Nominee's Address 355 N. Chestnut Avenue, Earlham, Iowa 50072

Nominee's Telephone Number (515) 321-1998

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



Your Signature

Kenneth L. Evans

Your Name Printed

355 N. Chestnut Avenue, Earlham, Iowa 50072

Your Address

(515) 240-5114

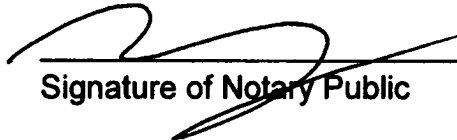
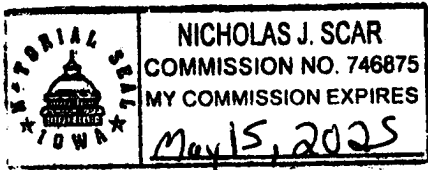
Your Telephone Number

September 7, 2022

Date

STATE OF IOWA, COUNTY OF POLK

This document was acknowledged before me this 7th day of September, 2022,
by Kenneth L. Evans


Signature of Notary Public

This document prepared by Samuel H. Braland, Attorney at Law.

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 in the following manner:

Kenneth L. Evans by Rhonda Rowe Evans 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.