



Document 2024 1823

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Date 7/30/2024 Time 3:35:13PM

Rec Amt \$17.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500
Return to: Morgan M. Brook, 2391 148th St., Winterset, IA 50273

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, Erick Gustafson, of Palm Beach County, Florida, name the following person as my agent:

Name of Agent: Morgan M. Brook, of Madison County, Iowa

Real Estate Address: 2391 148th St., Winterset, IA 50273

Real Estate Legal Description: **Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, containing 4.66 acres, as shown in Plat of Survey filed in Book 3, Page 214 on April 15, 1998 in the Office of the Recorder of Madison County, Iowa.**

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the "Real Estate" (as further defined below in the Special Instructions Paragraph) as defined in the Iowa Uniform Power of Attorney Act, Iowa Code chapter 633B.

SPECIAL INSTRUCTIONS

Morgan M. Brook has the authority to sign and execute any and all documents for the purpose of effectuating the purchase of the legally described Real Estate and is authorized to encumber the same by a Real Estate Mortgage and sign all other lender documents as required. This Power shall include the right to relinquish or encumber any homestead or dower interest.

Once the filing of the Mortgage for the legally described Real Estate has taken place, and the transaction is completed, this Power of Attorney is revoked.

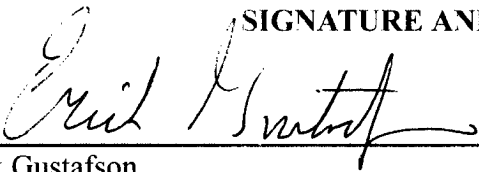
EFFECTIVE DATE

This power of attorney is effective immediately upon signature and acknowledgment.

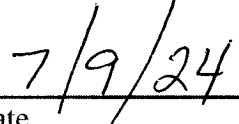
RELIANCE ON THIS POWER OF ATTORNEY

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



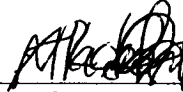
Erick Gustafson



Date

STATE OF CT, COUNTY OF New Haven

This document was acknowledged before me this 9th day of July, 2024,
by Erick Gustafson.



Signature of Notary Public

NADOM K. AKOMEAH
NOTARY PUBLIC
My Comm. Exp. June 30, 2029

