

BK: 2025 PG: 3582
Recorded: 12/31/2025 at 9:49:34.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 259-9327
Return document to and mail tax statements to:
LEE STEWART AND KRIS SCHELLER-STEWART, 1310 Prairieview Avenue, Van Meter, Iowa 50261 File #ISS (rbf)

LIMITED POWER OF ATTORNEY

Legal: **Parcel "K", a parcel located in the Northwest Quarter of the Northwest Quarter of Section 22, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, and as shown in the Plat of Survey filed October 31, 2024 in Book 2024, Page 2656, and recorded in the Office of the Recorder of Madison County, Iowa**

Address: 1310 Prairieview Avenue, Van Meter, Iowa 50261

I, **Kris Kay Scheller-Stewart**, being first duly sworn upon my oath, do hereby make, constitute, and appoint **Lee W. Stewart** as my Attorney-in-Fact (agent), with full right, power, and authority to act on my behalf and in my name, place, and stead to purchase, sell, convey, lease, or encumber the above-described real estate.

I hereby give and grant to said agent the full power and authority to do and perform each and every act, deed, matter, and thing whatsoever required and necessary to be done in and about the foregoing, as fully as I could do if personally present and acting.

I further direct that this Power of Attorney shall take effect immediately and shall be irrevocable unless and until such time as there is filed of record a duly acknowledged revocation of this instrument in the same office in which the instrument containing this power is recorded.

I hereby authorize said Attorney-in-Fact to relinquish or encumber all rights of dower, homestead, and distributive share in and to any real estate described herein in which I have an interest.

This power of attorney imposes upon the agent legal duties that continue until the agent resigns or the power of attorney is terminated or revoked. Whenever the agent acts for the principal, the agent must disclose the fiduciary relationship by writing or printing the name of the principal and signing the agent's name as agent in the following manner:

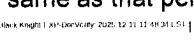
**Kris Kay Scheller-Stewart, by and through
(agent's signature), as Agent**

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Further this Affiant sayeth naught.

| | | | | | |
|--|---|--|---|-----|--|
| STATE OF <u>Iowa</u> |) | |) | SS: | |
| COUNTY OF <u>Polk</u> |) | |) | | |
| On this <u>11</u> day of <u>December</u> , 2025, | | | | | |
| before me the undersigned, a Notary Public in and for said | | | | | |
| State, personally appeared Kris Kay Scheller-Stewart , to | | | | | |
| me known to be the identical person named in and who | | | | | |
| executed the foregoing instrument and acknowledged that | | | | | |
| the person executed the same as that person's voluntary | | | | | |
| act and deed. | | | | | |

Signature of Clerk/Knight | Xtra-Link Notary | 2025-12-11 11:40:29 UTC



Notary Public in and for said State

Dated: December 11th, 2025

Kris Kay Scheller-Stewart
2025014025000412469012

Kris Kay Scheller-Stewart

JOHN NEWBURY
Notarial Seal
State of Iowa
Commission Number 788449
My Commission Expires Feb. 13, 2027

Notarial Act Performed by Audio visual communication