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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**POWER OF ATTORNEY FOR PURCHASE OR REFINANCE OF REAL ESTATE
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Julie L. Sheffield, 1694 McBride Rd., Winterset, IA 50273

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Julie L. Sheffield, as Guardian and Conservator, for Douglas R. Sheffield,

Grantees: Julie L. Sheffield

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



POWER OF ATTORNEY FOR PURCHASE OR REFINANCE OF REAL ESTATE

The undersigned, Julie L. Sheffield, as Guardian and Conservator, for Douglas R. Sheffield, of Madison County, Iowa, does hereby make, constitute and appoint Julie L. Sheffield of Madison County, Iowa, the undersigned's true and lawful Agent, with full right, power and authority to act for the undersigned and in the undersigned's name, place and stead with respect to the following:

To Execute any and all documents necessary to close on the purchase or refinance of the property listed below with full power and authority for me in my name to execute any and all documents necessary to effect the purchase, financing, refinancing and settlement on said property to any person or persons of her choosing including, but not limited to, sales contracts and addendums thereto, negotiable instruments, disclosure statements, closing or settlement statements, mortgages, notes and all instruments necessary by GENEVA FINANCIAL, LLC, ISAOA, for financing or refinancing, and other such instrument as may be required to carry out the purposes herein expressed; and I, the Principal named herein give and grant unto my said Attorney in Fact full power and authority to do and preform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as the I, the Principal might or could do if personally present, with full power of substitution and Revocation, hereby ratifying and confirming all that my Attorney in Fact shall lawfully do or cause to be done by virtue hereof.

Premises commonly known as: 1694 McBride Rd., Winterset, IA 50273 and further described as follows: Lot One (1) of McBride Woods Subdivision, located in the Southwest Quarter (¼) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Giving and Granting unto 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 the undersigned might or could do if personally present and acting.

The undersigned further directs 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. This Power of Attorney shall not be affected by my disability.

The undersigned does hereby authorize said Agent to relinquish all rights of dower, homestead and distributive share in and to any real estate described herein in which the undersigned has an interest.

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

Dated: 12/18/25.

Julie L. Sheffield
Julie L. Sheffield, as Guardian and Conservator,
for Douglas R. Sheffield

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 18, 2025, by Julie L. Sheffield, as Guardian and Conservator for Douglas R. Sheffield.

T. J. Heimbaugh
Signature of Notary Public

