



Document 2012 2944

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Date 10/02/2012 Time 11:06 AM

Rec Amt \$17.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

POWER OF ATTORNEY - SHORT FORM

THE IOWA STATE BAR ASSOCIATION

Official Form No. 119

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (name and complete address)

✓ Return Document To: (name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Martha Ann Armit

Grantees:

Scott Dean Emerson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Jerrold B. Oliver

POWER OF ATTORNEY - SHORT FORM

The undersigned, Martha Ann Armit, does hereby make, constitute and appoint Scott Dean Emerson, the undersigned's true and lawful Attorney-in-fact, 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 and deliver to the buyer, Joan Carey, a Warranty Deed to the following described real estate:

The East 61 and 7/8 feet of Lots Five (5) and Eight (8), in Block Two (2), of Adkison's Addition to the Town of Winterset, in Madison County, Iowa; AND, a tract commencing at the southeast corner of said Block Two (2), and running thence East 24 $\frac{3}{4}$ feet; thence North 132 feet; thence West 24 $\frac{3}{4}$ feet; thence South 132 feet to the point of beginning.



For the purchase price of \$105,000.00. The Attorney-in-fact is authorized and directed to sign on my behalf any and all other documents necessary to complete the sale to Joan Carey for said amount.

Giving and Granting unto said Attorney-in-Fact 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 Attorney-in-Fact 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.

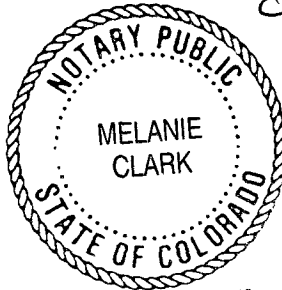
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/13/2012

Martha Ann Armit
Martha Ann Armit

STATE OF Colorado, COUNTY OF El Paso

This instrument was acknowledged before me on Sept. 13, 2012, by Martha Ann Armit.



Melanie Clark
Notary Public