

BK: 2018 PG: 1774
Recorded: 6/5/2018 at 8:16:24.0 AM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: David D. Nelson, Whitfield & Eddy, P.L.C., 699 Walnut St. Ste. 2000, Des Moines, IA 50309 515-288-6041
AFTER RECORDING: Mail to Jennie Bare, 407 Oak Tree Drive, Winterset, IA 50273

POWER OF ATTORNEY

The undersigned, Kevin Darrell Bare ("Grantor"), does hereby make, constitute, and appoint Jennie Bare, Grantor's true and lawful Attorney-in-fact, with full right, power, and authority for Grantor and in Grantor's name, place, and stead:

To execute any and all documents associated with the purchase of the property locally known as 407 Oak Tree Drive, Winterset, IA, 50273, and legally described as follows:

**Lot Ten A (10A) of Arbor Park, Plat Two (2), an Addition to the City
of Winterset, Madison County, Iowa**
(the "Property").

My Attorney-in-Fact is specifically authorized to perform any and all acts and to execute any and all documents in the name of the Grantor necessary to purchase, finance, and mortgage the Property as Grantor might do in Grantor's individual capacity if personally present, for such price or amounts and upon such terms or conditions as Attorney-in-Fact may deem reasonable and proper, and Grantor hereby ratifies and confirms all that Attorney-in-Fact does or causes to be done pursuant to this Power of Attorney including, but not limited to, the authority to make, execute, sign, co-sign, acknowledge, amend, alter, deliver, or receive any: Purchase Agreement, Note, Mortgage, Mortgage or Note Riders, Real Estate/Property Tax and Tax Exemption Forms, Affidavits, Land Contracts, Assignment of Land Contracts, Closing Statements, assignments, applications for credit, insurance forms related to the Property, Disbursement Statement, or "HUD-1" Statement; and any agreement for documents or funds to be placed in escrow with instructions to the escrow agent for the delivery of said documents or funds, and the authority to endorse and deposit said funds to any account of the Grantor.

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.

All rights, powers, and authority contained herein shall become effective immediately,

