

138-1

DON CLARK
REGISTER OF DEEDS
SAUNDERS COUNTY NE
2018 August 10 PM 03:08
BOOK GEN 507
PAGE 986 TO 991
INST# 2018-08-138

Clark
Electronically Recorded

**AGENT'S CERTIFICATION AS TO THE VALIDITY OF
POWER OF ATTORNEY AND AGENT'S AUTHORITY**

BCT 3753 NT

The undersigned certifies under penalty of perjury that Jeanette K. Knowles, granted me authority as an Agent or Successor Agent in a Power of Attorney dated October 27, 2017

The undersigned further certifies that to my knowledge:

- (1) The Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney have not terminated.
- (2) If the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred.
- (3) If I was named as a successor agent, the prior agent is no longer able or willing to serve.
- (4) The attached copy of the Power of Attorney by which I was appointed Agent is a true and correct copy of the original.
- (5) The authority as an Agent or Successor Agent in the Power of Attorney referenced herein includes the following:

The power to acquire or sell property, for cash or on credit, at public or private sale.
 Yes No (check one)

The power to borrow money, with or without security, and mortgage or pledge trust property.
 Yes No (check one)

pertaining to the following real estate:

See Exhibit "A" attached hereto and by this reference made a part hereof

The undersigned makes this Affidavit to induce Nebraska Title Company to issue a Title Insurance Commitment and Policy of Title Insurance. The issuance of such Commitment and/or Policy is based in part upon the promises and representations made by the Affiant. Affiant will be responsible for and agrees to hold Nebraska Title Company, its underwriters, and all affiliates and assigns harmless for all expenses, losses, attorney fees, and court costs incurred by it for any loss sustained due to its reliance upon the representations made in this Affidavit.

Dated: Aug. 7, 2018

[Signature]
Kerry Knuth

STATE OF NEBRASKA

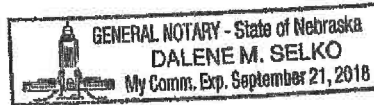
COUNTY OF Saunders

The foregoing instrument was acknowledged before me this 7 day of August, 2018, by Kerry Knuth.

[Signature]
Notary Public

File No. BCT003753

Please return recorded documents to:
Nebraska Title Company
402 North 5th Street
David City, NE 68632



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Exhibit "A"

The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Fifteen (15), Township Fifteen (15), Range Eight (8), Saunders County, Nebraska,

Except that portion deeded to The State of Nebraska by Warranty Deed recorded August 10, 1939 in Book 72, Page 504 being more particularly described as follows:

A strip of land extending over and across the Easterly part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), Township Fifteen (15) North, Range Eight (8) East of the 6th P.M., Saunders County, Nebraska, described as follows:

Beginning at the Southeast corner of said Section Fifteen (15); thence Northerly on the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Fifteen (15) a distance of 2,683.5 feet to the Northeast corner of said Southeast Quarter (SE $\frac{1}{4}$); thence Westerly on the North line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 40.0 feet; thence Southerly on a line 40 feet Westerly from and parallel to the East line of said Southeast Quarter (SE $\frac{1}{4}$) a distance of 2,683.8 feet to a point on the South line of said Southeast Quarter (SE $\frac{1}{4}$); thence Easterly on said South line, a distance of 40.0 feet to the point of beginning.

And further except that portion deeded to The State of Nebraska by Warranty Deed recorded January 13, 1955 in Book 95, Page 219 being more particularly described as follows:

The East 60.0 feet of the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Fifteen (15), Township Fifteen (15) North, Range Eight (8) East of the 6th P.M., Saunders County, Nebraska.

**DURABLE POWER OF ATTORNEY
OF
JEANETTE KNOWLES**

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeanette Knowles, now residing at Wahoo, Saunders County, Nebraska, do hereby nominate, constitute and appoint Kerry Knuth, now residing at Mead, Nebraska, as my true and lawful Attorney in Fact, for me and in my name, place and stead, and for my use and benefit.

1. **To receive debts and payments.** To ask, demand, sue for, recover, collect, and receive all such sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities, employee benefits, insurance benefits, and demands whatsoever as are now or shall hereafter come due, owing, payable, or belonging to me and have, use, and take all lawful ways and means in my name or otherwise for the recovery thereof, by attachments, for the same and give acquittances or other sufficient discharges and releases.
2. **To deal with property.** To make, execute, and deliver, to bargain, contract, agree for, purchase, receive, and take lands, and all or any interest in property, and accept the possession of all lands, and all or any interest in property, and all deeds and other assurances, in the law therefor, and to lease, let, demise, bargain, sell, release, convey, mortgage, and hypothecate lands, and all or any interest in property upon such terms and conditions and under such covenants as my Attorney-in-Fact shall think fit, irrespective of the state within which said property is located.
3. **To conduct business.** To bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, chooses in action, and other property in possession or in action, and to make, do, and transact all and every kind of business of whatsoever nature and kind, including acting on my behalf with respect to any corporation, partnership, or limited liability company interest that I may have.
4. **To execute instruments.** To sign, seal, execute, deliver and acknowledge such deeds, leases, mortgages, hypothecations, bills, bonds, notes, receipts, evidence of debt, releases and satisfaction of mortgage, judgments and other debts, and such other instruments in writing of whatsoever kind and nature as may be necessary or proper in the premises.
5. **To deal with bank accounts and deposit boxes.** To open, close, or make withdrawals from or deposits to any bank account or savings or loan account or other cash account in my name; and to enter and have free access to any safe deposit box in my name for the purpose of adding property thereto or removing property therefrom.
6. **To prepare and file income tax and gift tax returns.** To prepare or have prepared and file all income and gift tax returns and pay all taxes required by law, including Federal and State returns, and to file all claims for abatement, refund, or other papers relating thereto.

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7. **To renounce and disclaim.** To renounce and disclaim any interest otherwise passing to me by testate or intestate succession or by inter vivos transfer.

8. **To deal with insurance policies and benefits.** To exercise any right to elect benefit or payment options, to terminate, to change beneficiaries or ownership, to assign rights, to borrow or receive cash value in return for the surrender of any or all rights under any of the following:

- a. Life insurance and annuity policies, plans or benefits.
- b. Mutual fund and other dividend investment plans.
- c. Retirement, profit sharing and employee welfare plans and benefits.

9. **To make gifts.** To make gifts to natural objects of my bounty if my estate is ample to provide for my needs and if there is an estate tax savings purpose. My Attorney-in-Fact is specifically authorized to make gifts in excess of the annual dollar limits of the federal gift tax exclusion under Section 2503(b) of the Internal Revenue Code and to consent to the splitting of gifts with my spouse, that exceed such annual federal gift tax exclusions. My Attorney-in-Fact shall have the powers and duties granted to a conservator by §30-2654 R.R.S. 1943 and the same is hereby incorporated by reference. Provided, however, such power shall not be restricted by requiring court approval as provided in §30-2654(4)(b).

10. **To be effective immediately and endure disability.** This Power of Attorney shall be effective immediately and shall not be affected by disability of the principal.

11. **To Provide for Compensation and Repayments of Costs.** To repay to my Attorney-in-Fact all reasonable costs incurred on my behalf under this instrument. My Attorney-in-Fact shall also be entitled to compensation at a reasonable rate for the services provided to me by my Attorney-in-Fact under this instrument.

12. **To ratify acts.** To give and grant unto my said Attorney-in-Fact full power and authority to do and perform every act necessary, requisite, or proper to be done in and about the premises as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof.

13. **To Act On My Behalf as Trustee.** To sign on my behalf and in my capacity as Trustee or Co-Trustee of any living trust for which I am Trustee or Co-Trustee and to generally transact and deal with the business of any such trust or trusts.

14. **Revocation of Prior Powers of Attorney.** This shall revoke any and all prior Durable Powers of Attorney executed by me.

IN WITNESS WHEREOF, and intending to be legally bound hereby, I have hereunto signed this Durable Power of Attorney this 23rd day of October, 2017, which shall be the effective date of this Durable Power of Attorney.

Jeanette Knowles

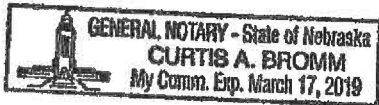
Jeanette Knowles

STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing Power of Attorney was acknowledged before me this 23rd day of October, 2017, by Jeanette Knowles.

Curtis A. Bromm

Notary Public



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