

200507150066
Skagit County Auditor

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UNOFFICIAL

Date JULY 12TH 2005

*

Place of Recording

Record and Return by (X) Mail () Pickup to:

MANN FINANCIAL INC. D/B/A SKAGIT VALLEY MORTGAGE
P O BOX 1161
HELENA, MONTANA 59624

This Instrument Prepared by:

Chicago Title IC35594 ✓
Escrow BE10033

MANN FINANCIAL INC. D/B/A SKAGIT VALLEY MORTGAGE
3210 EUCLID AVENUE
HELENA, MONTANA 59601

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY
(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds)

GRANTOR (HOMEOWNER) RONALD L. ADAMS AND BETHANY A. ADAMS

*

GRANTEE (LENDER) MANN FINANCIAL INC. D/B/A SKAGIT VALLEY MORTGAGE

SHORT LEGAL

| SKAGIT WASHINGTON | | | | |
|-------------------|----------|-------------|--------------------|-------|
| Lot | Block | Subdivision | County | State |
| 30 | 35 NORTH | 6 EAST | S1/2N1/3SE1/4NE1/4 | |
| Section | Township | Range | Quarter/Quarter | |

TAX PARCEL NO. P42092

REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED _____

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me", residing at:

10326 HENDRICKSON LANE
Street Address

SEDRO WOOLLEY WASHINGTON 98284 SKAGIT
City State Zip County

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

USED 1999 SKYLINE SKYLINE
New/Used Year Manufacturer's Name Model Name/Model No.

UNRECORDED
ORE 409995 & ORE 409996 21910206N 56 X 27
HUD Tag Numbers Manufacturer's Serial No. Length/Width

Permanently affixed to the real property located at 10326 HENDRICKSON LANE
Street Address
SEDRO WOOLLEY WASHINGTON 98284 SKAGIT ("Property Address") and as more
City State Zip County

particularly as described in legal description as follows:

SEE ATTACHED LEGAL DESCRIPTION.

I/We do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, MANN FINANCIAL INC., DBA MANN MORTGAGE, ("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver in my name or Lender's Name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated * , 2005 , executed by me in favor of Lender (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the Manufactured Home and to have Lender (or its designee) designated as lienholder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac"), or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared, the serial number of the Manufactured Home may not be available or may be inaccurate. The Manufactured Home may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.



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Skagit County Auditor

UNOFFICIAL DOCUMENT

WITNESS my hand and seal this 7th day of July 2005

[Signature]
Borrower

RONALD L. ADAMS

Printed Name

[Signature]
Borrower

BETHANY A. ADAMS

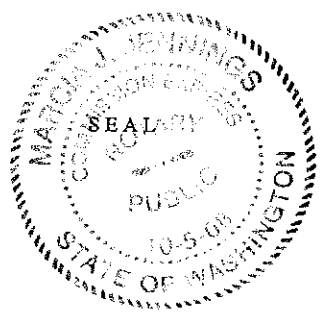
Printed Name

STATE OF WASHINGTON)

: SS.

COUNTY OF SKAGIT)

On the 14 day of JULY, in the year 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared RONALD L. ADAMS and BETHANY A. ADAMS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.



[Signature]
Notary Public for the State of Washington
Printed Name Marcia J. Jennings
Residing at Sedro Woolley
My Commission Expires 10/5/2008

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

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EXHIBIT "A"

PARCEL A:

That portion of the South Half of the North one-third of the Southeast Quarter of the Northwest Quarter of Section 30, Township 35 North, Range 6 East of the Willamette Meridian, lying Westerly of the centerline of road easement as described May 19, 1970, under Auditor's File No. 739124, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

The North 35 feet of that portion of the South one-third, as measured along the West line thereof, of the North Half of the Southeast Quarter of the Northwest Quarter of Section 30, Township 35 North, Range 6 East of the Willamette Meridian, lying Westerly of the centerline of that certain road easement described in Declaration of Easement recorded May 19, 1970, under Auditor's File No. 739124, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL C:

A non-exclusive easement 60 feet in width for ingress, egress and utilities as more fully set forth under those certain Declarations of Easements recorded April 29, 1970 and May 19, 1970, under Auditor's File No. 738432 and 739124, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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