



201202210097
Skagit County Auditor

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Return Name and Address:

American Title Inc.
11010 Burdette Street
PO Box 641010
Omaha, NE 68164-1010

ATI #2011120609046

Please print or type information 201120900750

Document Title(s)

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

Grantor(s)

1. DOUGLAS L CROUTER
2. DEBBIE L CROUTER

☐ Additional names on page ____ of document

Grantee(s)

1. WELLS FARGO BANK N.A.
- 2.

☐ Additional names on page ____ of document

Legal Description (abbreviated: i.e. lot, block, plat OR section, township, range, qtr/qtr)

PTN NW NW, 24-35-04

☒ Additional legal is on page 5 of document

Reference Number(s) (Auditor File Numbers) of Documents assigned or released:

☐ Additional numbers on page ____ of document

Assessor's Property Tax Parcel/Account Number

P37419 AND 350424-0-061-0102

- ☐ Property Tax Parcel ID is not yet assigned
- ☐ Additional parcel numbers on page ____ of document

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Date January 26, 20 12

Place of Recording

Record & Return by ☒ Mail ☐ Pickup

~~WELLS FARGO BANK N.A.~~

Name

~~1 HOME CAMPUS, X2303-01P~~

Address 1

~~DES MOINES, IA 50328~~

Address 2

Tax Parcel No. P37419 350424-0-061-0102

Legal Description is at page 5

Lot Block Plat or Section

Township Range Quarter/Quarter Section

This Instrument Prepared By:

Leanne Young

Preparer's Name

Preparer's Title

2801 4th Ave S

Preparer's Address 1

Minneapolis, Minnesota 55408

Preparer's Address 2

612-312-5294

Preparer's Telephone Number

Preparer's Signature

WELLS FARGO BANK N.A.

Lender's Name

1 HOME CAMPUS, X2303-01P

Lender's Address 1

DES MOINES, IA 50328

Lender's Address 2 AND DEBBIE L CROUTER

DOUGLAS L CROUTER

Borrower's Name

400 BURROWS LN

Borrower's Address 1

SEDRO WOOLLEY, WA 98284

Borrower's Address 2

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.)

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

400 BURROWS LN

Street Address

SEDRO WOOLLEY

City

WA

State

98284

Zip

SKAGIT

County

("Present Address").

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

USED

New/Used

1993

Year

LIBERTY

Manufacturer's Name

NA

Model Name/Model No.

09L27509XU

Manufacturer's Serial No.

040 / 027

Length / Width

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Real Property and Manufactured Home Limited Power of Attorney

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permanently affixed to the real property located at 400 BURROWS LN

Street Address

SEDRO WOOLLEY , WA 98284 SKAGIT ("Property Address") and as more
City State Zip County

particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, [Wells Fargo Bank N.A.], ("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, designation, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated January 26, 2012 executed by me in favor of Lener, (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 certificates 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 to the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Fannie 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 Lender 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 the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of

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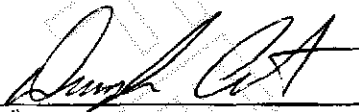
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Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

WITNESS my hand and seal this 26 day of JANUARY, 2012.


(seal)

[type Borrower's name]

DOUGLAS L. CROUTER


(seal)

DEBBIE L. CROUTER

By: _____

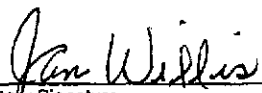
[type signatory's name]

Its: _____

[authorized officer]

STATE OF Washington)
) ss.:
COUNTY OF Skagit)

On the 26 day of JANUARY in the year 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas L. Crouter and Debbie L. Crouter, 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.


Notary Signature

Jan Willis
Notary Printed Name

Notary Public; State of Washington

Qualified in the County of Skagit

My commission expires: 10-1-14

Official Seal:

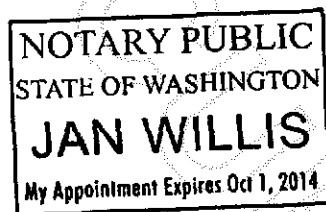


EXHIBIT A
PROPERTY DESCRIPTION

Property Description Prepared By:

Leanne Young

Preparer's Name

2801 4th Ave S

Preparer's Address 1

Minneapolis, Minnesota 55408

Preparer's Address 2

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EXHIBIT "A"

THE NORTH 137.50 FEET OF THE FOLLOWING DESCRIBED TRACT:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 NORTH, RANGE
4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE
NORTHWEST QUARTER;
THENCE NORTH, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 16 RODS;
THENCE WEST A DISTANCE OF 22 RODS TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WEST A DISTANCE OF 28 RODS;
THENCE NORTH A DISTANCE OF 275 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER
OF THAT CERTAIN TRACT OF LAND
CONVEYED TO PAUL DALE JONES BY DEED RECORDED JUNE 27, 1940, UNDER AUDITOR'S
FILE NO. 326888, RECORDS
OF SKAGIT COUNTY, WASHINGTON;
THENCE EAST, ALONG THE SOUTH LINE OF SAID JONES TRACT A DISTANCE OF 28 RODS
TO THE SOUTHEAST CORNER
THEREOF, (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT
OF LAND CONVEYED TO TOM JOHNSON
BY DEED RECORDED JUNE 24, 1948, UNDER AUDITOR'S FILE NO. 419771, RECORDS OF
SKAGIT COUNTY, WASHINGTON);
THENCE SOUTH A DISTANCE OF 275 FEET, MORE OR LESS, TO THE TRUE POINT OF
BEGINNING.
EXCEPT THE EAST 392 FEET THEREOF;
ALSO EXCEPT THAT PORTION, IF ANY, LYING WEST OF A LINE THAT IS PARALLEL WITH
AND 491 FEET EAST OF THE WEST
LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER.
ALL SITUATED IN SKAGIT COUNTY, WASHINGTON
ABBREVIATED LEGAL:
PTN NW NW, 24-35-04

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR
MINERAL RIGHTS OF RECORD, IF ANY.

ASSESSORS PARCEL NUMBER: P37419 AND 350424-0-061-0102

ATI ORDER NUMBER: 201112090075

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