



201208070055  
Skagit County Auditor

8/7/2012 Page 1 of 6 10:50AM

Return Name and Address:

American Title, Inc  
P.O. Box 641010  
Omaha, Nebraska 68164

ATI # 201206041081C  
Please print or type information

**Document Title(s)**  
REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

**Grantor(s)**  
1. DENNIS PROCTOR  
2. PEGGY PROCTOR  
 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)  
THAT PORTION OF GOVERNMENT LOT 6 ALSO KNOWN AS TRACT B OF SKAGIT COUNTY SHORT PLAT NUMBER 41-75 APP 9-23-75 RECORDED UNDER AUDITOR'S FILE NUMBER 824201 AND ALSO TOGETHER WITH THE EAST 50 FEET OF AN ABANDONED RAILROAD RIGHT-OF-WAY ABUTTING SAID TRACT  
 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**  
P23372  
 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 ~~June 10~~ JULY 20, 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. P23372

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

DENNIS PROCTOR AND PEGGY PROCTOR

Borrower's Name

12362 N FRONT ST

Borrower's Address 1

CLEARLAKE, WA 98235

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:

12362 N FRONT ST

Street Address

<u>CLEARLAKE</u>	<u>WA</u>	<u>98235</u>	<u>SKAGIT</u>	("Present Address").
City	State	Zip	County	

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

<u>USED</u>	<u>1989</u>	<u>Skyline</u>	
New/Used	Year	Manufacturer's Name	
<u>NA</u>	<u>06910938YAB</u>		<u>/</u>
Model Name/Model No.	Manufacturer's Serial No.		Length / Width



201208070055  
Skagit County Auditor

permanently affixed to the real property located at 12362 N FRONT ST

Street Address

CLEARLAKE , WA 98235 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 July 20  
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

Page 2 of 4

Real Property and Manufactured Home Limited Power of Attorney  
©McGlinchey Stafford PLLC All Rights Reserved

Rev. 06/30/07



201208070055  
Skagit County Auditor

8/7/2012 Page

3 of

6 10:50AM

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 20<sup>th</sup> day of July, 2012.

Dennis Proctor  
(seal) [type Borrower's name]

By: \_\_\_\_\_

DENNIS PROCTOR

Peggy Proctor  
(seal) +

[type signatory's name]

PEGGY PROCTOR

Its: \_\_\_\_\_  
[authorized officer]

STATE OF Montana )  
COUNTY OF Beaverhead ) ss.:

On the 20<sup>th</sup> day of July in the year 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared Peggy Proctor and Dennis Proctor, 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.

Karen D. Kipp  
Notary Signature  
Karen D. Kipp  
Notary Printed Name

Notary Public; State of Montana  
Qualified in the County of Beaverhead  
My commission expires: 6/19/2015

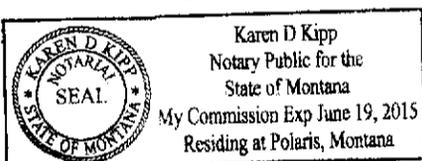
Official Seal: 

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

Page 4 of 4

Real Property and Manufactured Home Limited Power of Attorney

Rev. 06/30/07

©McGlinchey Stafford PLLC *All Rights Reserved*



201208070055  
Skagit County Auditor

8/7/2012 Page

5 of

6 10:50AM

**EXHIBIT "A"**

**PARCEL 1:**

TRACT B, SKAGIT COUNTY SHORT PLAT NO. 41-75, APPROVED SEPTEMBER 23, 1975, AND RECORDED SEPTEMBER 30, 1975, IN VOLUME 1 OF SHORT PLATS, PAGE 66, UNDER AUDITOR'S FILE NO. 824201, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

**PARCEL 2:**

THAT PORTION OF THE EAST 50 FEET OF THE REAL ESTATE DESCRIBED AS TRACT X BELOW LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES OF TRACT B, SKAGIT COUNTY SHORT PLAT NO. 41-75, APPROVED SEPTEMBER 23, 1975, AND RECORDED SEPTEMBER 30, 1975, IN VOLUME 1 OF SHORT PLATS, PAGE 66, UNDER AUDITOR'S FILE NO. 824201, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, EXTENDED WESTERLY 50 FEET, MORE OR LESS, TO THE CENTER LINE OF THE REAL ESTATE DESCRIBED BELOW AS TRACT X;

**TRACT X:**

THAT PORTION OF GOVERNMENT LOTS 2 AND 6, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER, AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 100.00 FEET IN WIDTH AS CONVEYED TO THE SEATTLE, LAKE SHORE & EASTERN RAILWAY COMPANY BY INSTRUMENTS RECORDED IN VOLUME 10 OF DEEDS, PAGE 32, ON JANUARY 22, 1890, AND RECORDED IN VOLUME 11 OF DEEDS, PAGE 427, ON MAY 12, 1890, AND AS CONVEYED TO THE S. & I. RAILWAY COMPANY BY INSTRUMENT RECORDED IN VOLUME 37, PAGE 227, ON MARCH 21, 1899, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT ANY PORTION CONVEYED TO ROBERT L. MUMFORD BY INSTRUMENT RECORDED IN VOLUME 532 OF DEEDS, PAGE 70, UNDER AUDITOR'S FILE NO. 8309290021 RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

**ABBREVIATED LEGAL:**

ALTA 22-06, ALTA 8.1 AND ALTA 9-06 ENDORSEMENTS WILL ISSUE WITH THE FORTHCOMING LENDERS POLICY.

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

5



201208070055  
Skagit County Auditor