



201208230034
Skagit County Auditor

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<p>DOCUMENT TITLE(S): REAL PROPERTY AND MANUFACTURED HOME LPOA</p>
<p>AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:</p> <p>Additional reference numbers can be found on page _____ of document.</p>
<p>GRANTOR(S):</p> <p>SHARI S. BROWER</p> <p>Additional grantor(s) can be found on page _____ of document.</p>
<p>GRANTEE(S):</p> <p>WELLS FARGO BANK, N.A. NORTHWEST TRUSTEE SERVICES, LLC</p> <p>Additional grantee(s) can be found on page _____ of document.</p>
<p>ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)</p> <p>LOT 1 OF REVISED SKAGIT COUNTY SHORT PLAT NO. 63-79</p> <p>Additional legal(s) can be found on page <u>5</u> of document.</p>
<p>ASSESSOR'S 16-DIGIT PARCEL NUMBER:</p> <p>350414-2-009-0006</p> <p>Additional numbers can be found on page _____ of document.</p>

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

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3014261

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:

8471 UNION RD

Street Address

SEDRO WOOLLEY, WA 98284

("Present Address").

City, State Zip, County

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

01661F

USED 2003 OAKWOOD MAGNOLIA 67 x 28

New/Used Year Manufacturer's Name Model Name or Model No. Length x Width

GOOR23N27573A GOOR23N27573B

Serial No. Serial No. Serial No. Serial No.

permanently affixed to the real property located at 8471 UNION RD

Street Address

SEDRO WOOLLEY, SKAGIT, WA, 98284

("Property Address") and as more

City, County, State Zip

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Initial: 

NMFL # 7110 (MALA) Rev 2/4/2008



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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, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated AUGUST 8, 2012 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 housing unit may not be available or may be inaccurate. The manufactured housing unit 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 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.



Exhibit A

Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

For APN/Parcel ID(s): P36615 and 350414-2-009-0006

Lot 1 of REVISED SKAGIT COUNTY SHORT PLAT NO. 63-79, as approved May 31, 1983, and recorded

May 31, 1983, in Volume 6 of Short Plats, page 65, under Auditor's File No. 8305310019, records of

Skagit County, Washington;

EXCEPT commencing at the Northwest corner of said Lot 1;

Thence South 89°51'05" East along the North line of said Lot 1, a distance of 311.63 feet to the point of

beginning of this description;

Thence South 01°24'52" East, a distance of 380.00 feet;

Thence South 89°51'05" East, a distance of 513.32 feet;

Thence North 39°04'50" East, a distance of 295 feet, more or less, to the Burlington Northern and Santa

Fe Railroad right-of-way;

Thence Northwesterly along said right-of-way to the North line of said Lot 1;

Thence North 89°51'05" West along said North line to the point of beginning of this description;

AND EXCEPT that portion of Lot 1 of Revised Skagit County Short Plat No. 63-79, as approved May 31,

1983, and recorded May 31, 1983, in Volume 6 of Short Plats, page 65, under Auditor's File No. 8305310019, records of Skagit County; being a portion of the West Half of the Northwest Quarter of

Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East-West centerline of said Section 14 that is North 88°36'57" East of the

West Quarter corner of said Section 14, a distance of 298.43 feet;

Thence continuing North 88°36'57" East a distance of 660.00 feet;

Thence North 01°24'52" West a distance of 330.00 feet;

Thence South 88°36'57" West a distance of 660.00 feet;

Thence South 01°24'52" East a distance of 330.00 feet to the point of beginning.

Situated in Skagit County, Washington.



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