

**Return Address:**  
**OLD REPUBLIC TITLE**  
**530 South Main Street**  
**Suite 1031**  
**Akron, OH 44311**



201301070159  
Skagit County Auditor

1/7/2013 Page 1 of 5 1:42PM

**LAND TITLE OF SKAGIT COUNTY**

144702-0

**Order # 01-12189450-02R**

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet**  
(RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

STEVEN J BUETTNER, A SINGLE PERSON

**Grantee(s)** (Last name first, then first name and initials)

WELLS FARGO BANK, N.A.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

PTN LOT 8, SUN RIVER RANCHETTES (TR 4, SP NO. 91-030)

**Tax ID:**

P112672

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 provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document."

Record and Return ☐ by Mail ☐ by Pickup to:

FINAL DOCS T7408-01F

4101 WISEMAN BLVD BLDG 108

SAN ANTONIO, TX 78251-4200

12189450-02R  
WHEN RECEIVED RETURN TO:

OLD FIDELITY TITLE  
ATTN: RECORDING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

## 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:

41632 LOWER FINNEY CREEK ROAD

Street Address

CONCRETE, WA 98237

("Present Address").

City, State Zip, County

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

**USED 1996 MODULINE NA NA 052 x 028**

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

**115640 115640**

Serial No.

Serial No.

Serial No.

Serial No.

permanently affixed to the real property located at 41632 LOWER FINNEY CREEK ROAD

Street Address

CONCRETE, SKAGIT, WA 98237

("Property Address") and as more

City, County, State Zip

Page 1

Initial: AB

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



201301070159  
Skagit County Auditor

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 DECEMBER 26, 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.



201301070159

Skagit County Auditor

IN WITNESS WHEREOF, Homeowner(s) has executed this Affidavit in my presence and in the presence of the undersigned witnesses on this 26 day of

December, 2012.

Homeowner #1 (SEAL)

STEVEN J BUETTNER

Witness

Homeowner #2 (SEAL)

Witness

Homeowner #3 (SEAL)

Witness

Homeowner #4 (SEAL)

Witness

STATE OF Wa

COUNTY OF Skagit

On the 26 day of December in the year 2012  
before me, the undersigned, a Notary Public in and for said State, personally appeared

Steven J Buettner  
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.

Teresa L Rommel  
Notary Signature

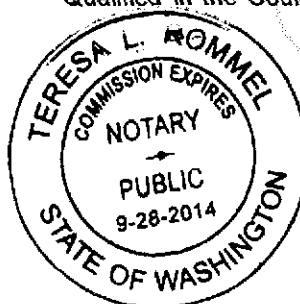
Teresa L Rommel  
Notary Printed Name

Notary Public, State of WA

Qualified in the County of Skagit

My Commission expires: 9-28-2014

Official Seal:



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.



**Schedule "A-1"**

**144762-O**

**DESCRIPTION:**

Tract 4, Short Plat No. 91-030, approved October 19, 1992, recorded under Auditor's File No. 9210190017, records of Skagit County, Washington, being a portion of Lot 8 of "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington.

**TOGETHER WITH AND SUBJECT TO:**

An easement over a portion of Section 13, Township 35 North, Range 7 East, W.M., the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , described as follows:

Beginning at the South  $\frac{1}{4}$  corner of said Section;  
thence North  $0^{\circ}36'28''$  East along the centerline of said Section, a distance of 1,119.40 feet to the North line of Lot 8 as shown on the "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington;  
thence continuing North  $0^{\circ}36'28''$  East, a distance of 30.04 feet to the North line of the 30 foot Lower Finney Creek Road shown on said plat;  
thence North  $86^{\circ}27'26''$  West along the North line of said road, a distance of 325.19 feet to the point of beginning of this description;  
thence North  $72^{\circ}59'26''$  West, a distance of 283.74 feet;  
thence North  $54^{\circ}54'26''$  West, a distance of 1,214.84 feet to the Southeasterly right of way line of the South Skagit Highway No. 360 as shown on said plat;  
thence South  $57^{\circ}42'30''$  West along said right of way line, a distance of 32.50 feet to the North line of said Lower Finney Creek Road;  
thence South  $54^{\circ}54'26''$  East along the North line of said Lower Finney Creek Road, a distance of 142.11 feet;  
thence South  $72^{\circ}59'26''$  East along the North line of said Lower Finney Creek Road, a distance of 163.24 feet;  
thence South  $86^{\circ}27'26''$  East, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Northerly 30 feet of Tracts 1, 2, and 3 of said Short Plat as delineated thereon.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor