



201504240064

RETURN ADDRESS

Joel Vagnikin
1000 Blue Gentian Rd
Eagan MN 55121
Mac# N-9287-011

Skagit County Auditor \$77.00
4/24/2015 Page 1 of 6 11:07AM

Document Title(s)

Real Property and Manufactured Home Limited Power of Attorney

Reference Numbers(s) of related documents

Additional Reference #=s on page

Grantor(s) (Last, First and Middle Initial)

Steven Shepherd

Additional grantors on page

Grantee(s) (Last, First and Middle Initial)

Wells Fargo Bank N.A.

Additional grantees on page

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

The W 1/2 of the NE 1/4 of the SW 1/4 of the Section 12 Township 35 N Range 5 East W.M.

Additional legal is on page

Assessor's Property Tax Parcel/Account Number

P38916

Additional parcel #=s on page

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

UNOFFICIAL DOCUMENT

Record and Return by Mail by Pickup to:

FINAL DOCS N0012-01B
6200 PARK AVENUE
DES MOINES, IA 50321

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:

661 W STEVENS RD
Street Address

BURLINGTON, WA 98233 ("Present Address").
City, State Zip, County

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

New/Used	Year	Manufacturer's Name	Model Name or Model No.	Length x Width
USED	1985	FLEETWOOD	FLTWD NA	060 x 028
		<u>ORFL2AE304804947</u>	<u>ORFL2AE304804947</u>	
		Serial No.	Serial No.	Serial No.

permanently affixed to the real property located at 29163 BACUS ROAD
Street Address

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



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 APRIL 10, 2014 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.

WITNESS my hand and seal this 10th day of April 2014

Steven J. Shepherd
Borrower
STEVEN SHEPHERD

Witness

Borrower

Witness

Borrower

Witness

Borrower

Witness

STATE OF Washington,
COUNTY OF Whatcom ss.:

On the 10th day of April in the year 2014
before me, the undersigned, a Notary Public in and for said State, personally appeared

Steven J. Shepherd
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 Signature

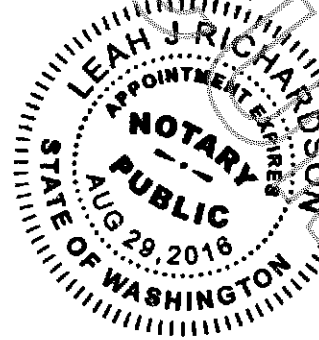
Leah J. Richardson
Notary Printed Name

Notary Public, State of WA

Qualified in the County of Whatcom

My Commission expires: 8.29.2016

Official Seal:



Drafted By: BRANDON FARR EXT 85042 [] Check if Construction Loan

EXHIBIT A

PROPERTY DESCRIPTION

The legal description of the Property Address ("Land") is typed below or please see attached legal description:

SEE ATTACHED LEGAL DESCRIPTION

EXHIBIT A

Order No.: 245364445

Title No.: 620021068

The West Half of the Northeast Quarter of the Southwest Quarter of Section 12, Township 35 North, Range 5 East W.M.,

EXCEPT any portion lying within the Skagit County right of way commonly known as Becaus Road;

AND EXCEPT any portion lying South of said Bacus Road right of way.

(Also known as Tract 17 of Survey recorded October 23, 1989, under Auditor's File No. 8910230031)

Situated in Skagit County, Washington.