



201802160113

Skagit County Auditor

2/16/2018 Page

1 of

7

\$80.00
1:52PM**Return Address:**

Selene Finance LP

8201 Cypress Plaza Drive

Jacksonville, FL 32256

LOAN NO #871418

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)

Limited Power of Attorney

GUARDIAN NORTHWEST TITLE CO.

Reference Number(s) of Documents Assigned or Released:

113172

Additional reference #'s on page ____ of document

Grantor(s) (Last name, first name, Initials)

Wilmington Savings Fund Society, FSB, d/b/a CHRISTINA TRUST, not in its individual capacity but solely as Trustee for BCAT 2015-14ATT

Additional Names on page ____ of document

Grantee(s) (Last name, first name, Initials)

Selene Finance LP

Additional Names on page ____ of document

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

Lot 2, "PLAT OF CHANG-GRI-LA", as per plat recorded February 28, 2000, under Auditor's File No. 200002280092, records of Skagit County, Washington.

Additional legal is on page ____ of document

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned

47480000020000 (P116422)

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

Signature of Requesting Party

E-Recorded

PA
K

DOCUMENT DRAFTED BY AND
RECORD AND RETURN TO:
Selene Finance LP
8201 Cypress Plaza Drive
Jacksonville, FL 32256

LIMITED POWER OF ATTORNEY

Wilmington Savings Fund Society, FSB, d/b/a CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2015-14ATT having an office at 500 Delaware Avenue 11th Floor, Wilmington, DE 19801 ("Owner"), hereby constitutes and appoints Selene Finance LP having an office at 9990 Richmond Avenue, Suite 400, Houston, Texas 7702 ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any authorized representative appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (12) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Flow Servicing Agreement (the "Agreement") dated June 29, 2015, by and between Owner and Servicer, and no power is granted hereunder to take any action that would be adverse to the interests of Owner. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") and REO properties ("REO Properties") owned by Owner. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Mortgage Notes secured thereby.

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This Appointment shall apply to the following enumerated transactions and nothing herein or in the Agreement shall be construed to the contrary:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Agreement.

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

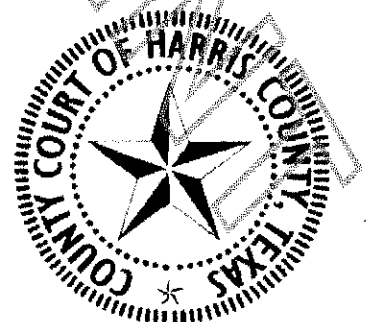
A Certified Copy
Attest: 6/9/2017
Stan Stanart, County Clerk
Harris County, Texas

Nancy Cueller
Nancy Cueller

Deputy



CON:192534|ER075980185



2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws), or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. attend the foreclosure auction, execute and enter any foreclosure sale documents;
 - e. the cancellation/rescission of notices of default and/or notices of sale;
 - f. the taking of deed in lieu of foreclosure; and
 - g. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.(a) through 8.(e) above.

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy

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Stan Stanart, County Clerk

Harris County, Texas

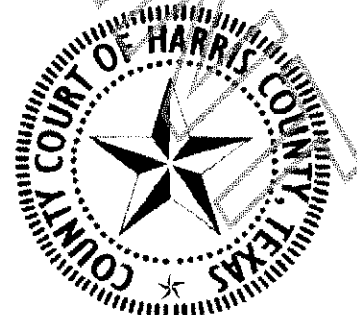
Nancy Cuellar

Deputy

Nancy Cuellar



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9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:
 - a. listing agreements;
 - b. purchase and sale agreements;
 - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
 - d. escrow instructions; and
 - e. any and all documents necessary to effect the transfer of property.
10. The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.
11. All documents and instruments necessary in the appearance and prosecution of suits for possession and unlawful detainer, and eviction actions seeking, without limitation, possession of any real property acquired through foreclosure and any and all related damages.
12. All documents and instruments necessary in the appearance, prosecution and defending of bankruptcy proceedings; instruments appointing one or more substitute trustees or special purpose entities ("SPECs") to act in place of the corresponding entity named in any deed of trust.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do.

This appointment is to be construed and interpreted as a Limited Power of Attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to Owner under the Agreement, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Owner, except as specifically provided for herein or in the Agreement. If the Servicer receives any notice of suit, litigation or proceeding in the name of Owner then the Servicer shall promptly forward a copy of same to the Owner.

This Limited Power of Attorney is not intended to extend the powers granted to the Servicer under the Agreement or to allow the Servicer to take any action with respect to Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreement.

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

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Harris County, Texas

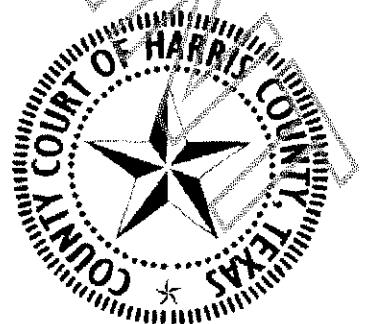
Nancy Cuellar

Deputy

Nancy Cuellar



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ER 075-98-0188

The Servicer hereby agrees to indemnify and hold the Owner and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the misuse by Servicer of this Limited Power of Attorney. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement or the earlier resignation or termination of Servicer under the Agreement.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

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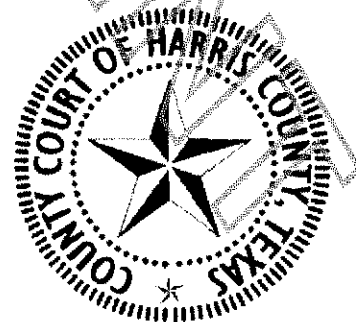
Nancy Cuellar

Deputy

Nancy Cuellar



CON:192534|ER075980185



Witness my hand and seal this 7th day of July, 2015.

NO CORPORATE SEAL

By: WILMINGTON SAVING FUND SOCIETY, FSB, d/b/a CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2015-14ATT

30R

Karen Huffman
Witness: Karen Huffman

By: Jeffrey R. Everhart
Name: Jeffrey R. Everhart
Title: Assistant Vice President

Ruth Bradley
Witness: Ruth Bradley

Cedric L. Strother
Attest: Cedric L. Strother

CORPORATE ACKNOWLEDGMENT

State of Delaware

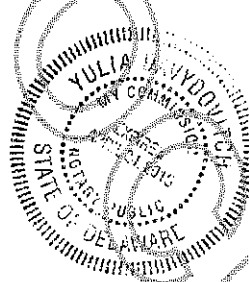
County of New Castle

On this 7th day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey R. Everhart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Assistant Vice President, respectively of Wilmington Funds Society FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2015-14ATT, and acknowledged to me that such federal savings bank executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: Yulia Davydovitch

My commission expires: April 24, 2016



Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

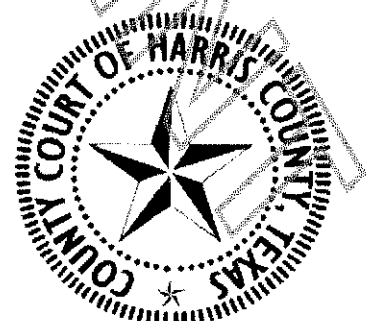
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Harris County, Texas

Nancy Cuellar
Nancy Cuellar

Deputy



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ER 075-98-0189

ER 075-98-0190

20150506893
Pages 6
11/06/2015 07:04 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy
Attest: 6/9/2017
Stan Stanart, County Clerk
Harris County, Texas

Nancy Cuellar
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Deputy



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