

Requested by and Return to:
Fidelity National Agency Solutions
6500 Pinecrest Drive, Suite 600
Plano, Tx 75024

HTS-NL1205

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

Grantor(s) LARRY DUNNING

Grantee(s) : NATIONS LENDING CORPORATION

Legal Description (Abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)
THE NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14,
TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

Assessor's Property Tax Parcel/Account Number: P45310

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.

~~When recorded, return to:~~
Nations Lending Corporation
Attn: Final Document Department
4 Summit Park Drive, Suite 200
Independence, OH 44131

LOAN #: 30552007374893
MIN: 1007560-1006083045-5

**REAL PROPERTY AND MANUFACTURED HOME
LIMITED POWER OF ATTORNEY**

(Solely to execute or release title, mortgage or deed of trust, security filing,
transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), **Larry Dunning**

whether one or more, each referred to below as "I" or "me," residing at:
PO BOX 192, Marblemount, WA 98267

("Mailing Address").

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

New _____ Used Year 2011 Length 60 Width 27

Make Homette Corporation

Model Name or Model No. West Ridge 1216 CT

Ellie Mae, Inc.

Page 1 of 3

Initials: LD
GMANPRDU 1114
GMANPRLU (CLS)
08/07/2020 09:09 AM PST



LOAN #: 30552007374893

Serial No. 2F910111EBA

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

58774 Willow Lane (Street Address)
Marblemount, WA 98267 (City, State, Zip)
Skagit (County)

("Property Address") and as more particularly described on Exhibit A attached hereto (the "Real Property").
I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution,
Nations Lending Corporation, a Corporation

("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 7, 2020** 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.



LOAN #: 30552007374893

WITNESS my hand and seal this 7th day of August, 2020.

LARRY DUNNING 08/07/2020 (Seal)
DATE

STATE OF WASHINGTON

COUNTY OF SKAGIT SS:

On this day personally appeared before me LARRY DUNNING to me known to be the individual party/parties described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of AUGUST, 2020.

Anne Marie Simmons
Notary Public in and for the State of
Washington, residing at Skagit

My Appointment Expires on 12/11/2023

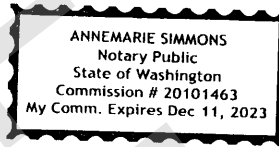


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 14, WHICH IS 40 RODS SOUTH OF THE EAST ¼ CORNER OF SAID SECTION 14;

THENCE WEST TO SKAGIT RIVER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SKAGIT RIVER TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 14, WHICH IS 40 RODS SOUTH OF THE EAST ¼ CORNER OF SAID SECTION 14;

THENCE WEST TO SKAGIT RIVER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SKAGIT RIVER TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTH TO THE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 335 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 40 FEET;

THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 75 FEET;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 40 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.;

THENCE EASTERLY ALONG THE SAID SOUTH LINE, 75 FEET, PLUS OR MINUS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 14, WHICH IS 40 RODS SOUTH OF THE EAST 1/2 CORNER OF SAID

SECTION 14;

THENCE WEST TO SKAGIT RIVER;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SKAGIT RIVER TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTH TO THE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 165 FEET;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., 110 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT PARCEL DESCRIBED AT EXHIBIT A, AS PARCEL A, OF THAT DEED CONVEYING TITLE TO GARY A. DSCHAAK RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200504220101;

THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE ABOVE DESCRIBED NORTH 110 FEET OF THE SOUTH 1/2 OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., TO THE EAST LINE OF GOVERNMENT LOT 1, 165 FEET, MORE OR LESS;

THENCE NORTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

MANUFACTURED/MOBILE HOME:
NAME: HOMETTE CORPORATION
MODEL NO.: WEST RIDGE 1216 CT
NEW/USED/YEAR: 2011
SERIAL NO.: 2F91 0111 EBA
LENGTH AND WIDTH: 60X27

Parcel ID: P45310

Commonly known as 58774 Willow Lane, Marblemount, WA 98267
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: PTN GOV. LOT 1, 14-35-10 E W.M.