

When recorded return to:
Jasmine Gomez
Wells Fargo Bank, N.A.
2701 Wells Fargo Way, MAC X9999-01H
Minneapolis, MN 55467

DOCUMENT TITLE(S)**CHICAGO TITLE 620046824**

Real Property and Manufactured Home Limited Power of Attorney

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Gilbert M Garcia

☐ Additional names on page _____ of document**GRANTEE(S)**

Wells Fargo Bank NA

☐ Additional names on page _____ of document**ABBREVIATED LEGAL DESCRIPTION**

TR 2, SP NO. 105-79, BEING A PTN. TR 4, SP. NO. 128-78 IN SEC. 9-35-4E

Complete legal description is on page **5** of document**TAX PARCEL NUMBER(S)**

P36058 / 350409-2-005-3217

Additional Tax Accounts are on page _____ of document

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.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Record and Return by Mail to:
Wells Fargo Bank, N.A.
FINAL DOCS F0012-01B
6200 PARK AVE
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 7342 Valley View RD, Sedro Woolley, WA 98284-8113.

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

New or Used:	Used
Year:	1988
Manufacturer's Name:	Marlette Homes
Model Name or Model Number:	Pendleton NA
Length x Width:	52 x 28
Serial Number:	COF2750AB
	COF2750AB

permanently affixed to the real property located at 7342 Valley View RD, Sedro Woolley, WA 98284-8113 ("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, Wells Fargo Bank, N.A., ("Lender"), its successors, assigns or designees as my agent

HCFG-00625

Real Property and Manufactured Home Limited Power of Attorney
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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 May 25, 2021 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 lien holder 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 25th day of May 2021.

Borrower

GILBERT M Garcia 5-25-2021
GILBERT M Garcia* Date
Seal



Acknowledgment

State of Washington

County of SnohomishThis record was acknowledged before me on May 25, 2021
by Gilbert M GarciaMarilyn Coan Tompkins
Notary Public in and for the State of WashingtonMarilyn Coan Tompkins

Residing at

2412 Carpenter St MT Vernon

MARILYN COAN TOMPKINS
Notary Public
State of Washington
Commission # 49847
My Comm. Expires Nov 1, 2023



**EXHIBIT A
PROPERTY DESCRIPTION**

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

Lot 2, Short Plat No. 105-79 (being a re-plat of Lot 4 of Short Plat No. 128-78, entitles Valley View Estates, Div. No. III, approved October 26, 1979, recorded October 29, 1979 in Book 3 of Short Plats, page 203, under Auditor's File No. 7910290019 and being a portion of Section 9, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for roadway and utilities over the Northerly and Easterly 20 feet of Lot 1 of Short Plat No. 105-79.

Situate in the County of Skagit, State of Washington.

