



201706140045

**RETURN NAME and ADDRESS**

Skagit County Auditor

\$79.00

6/14/2017 Page

1 of

7 1:50PM

Wells Fargo Home Mortgage---Attn: Final Documents

2701 Wells Fargo Way, MAC N9287-011

Minneapolis, MN 55467

Please Type or Print Neatly and Clearly All Information

GUARDIAN NORTHWEST TITLE CO.

112238

**Document Title(s)**

Real Property and Manufactured Home Limited Power of Attorney

**Reference Number(s) of Related Documents**

**Grantor(s)** (Last Name, First Name, Middle Initial)

Flynt, Letitia

**Grantee(s)** (Last Name, First Name, Middle Initial)

Lender: Wells Fargo Bank, N.A.

Trustee: Northwest Trustee Services, LLC

**Legal Description** (Abbreviated form is acceptable. i.e. Section/Township/Range/Qty Section or Lot/Block/Subdivision)

13, 14, Everett's Fertile Acres, SECTION

**Assessor's Tax Parcel ID Number** P65231

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

**Sign below only if your document is Non-Standard.**

I am requesting an emergency non-standard 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 parts of the text of the original document. Fee for non-standard processing is \$50.

\_\_\_\_\_  
Signature of Requesting Party

Record and Return by Mail to:  
Wells Fargo Bank, N.A.  
FINAL DOCS N0012-01B  
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 44297 Leonard RD, Concrete, WA 98237.

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

New or Used:	Used
Year:	1977
Manufacturer's Name:	Marlette
Model Name or Model Number:	Marathon-na
Length x Width:	65 x 14
Serial Number:	H14270FBK70577

permanently affixed to the real property located at 44297 Leonard RD, Concrete, WA 98237 ("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 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

HCFG-00625

Real Property and Manufactured Home Limited Power of Attorney

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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 September 16, 2016 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 16<sup>th</sup> day of September 2014.

**Borrower**

*Letitia Flynn*  
Letitia Flynn

9-16-14  
Date  
Seal



**Acknowledgment**

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Letitia Flynt  
\_\_\_\_\_  
\_\_\_\_\_

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:

9-16-16

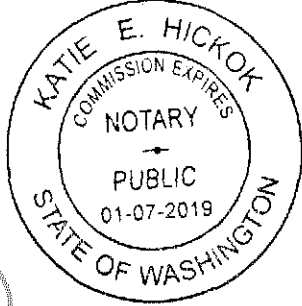
Katie E. Hickok

Notary Public in and for the State of Washington

1-719

Residing at

Mt Vernon



**EXHIBIT A  
PROPERTY DESCRIPTION**

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

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF



### **Legal Description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The West 100 feet of Lots 13 and 14, EXCEPT the North 150 feet of said Lot 13, "Everett's Fertile Acres", according to the plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.