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Skagit County Auditor

Document Title:

Real Property and Manufactured Home Limited Power or Attorney

Reference Number : 01-184076-O /21-153437

Grantor(s):

☐ additional grantor names on page ____.

1. ~~Brandon K. Sterne~~

2. Brandon K. Sterne

Grantee(s):

☐ additional grantee names on page ____.

1. River City Mortgage

2. WFG National Title

Abbreviated legal description:

☐ full legal on page(s) ____.

Lot 2, SP 95-023 AF #9512210032 (Ptn Gov. Lot 6, 28-35-9- E W.M.)

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P44845

Record and Return ☒ by Mail ☐ by Pickup to:

River City Mfg
4555 Lake Forest Dr. Ste 450
Cincinnati Ohio 45242

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:

50272 CONCRETE SAUK VALLEY RD

Street Address

CONCRETE

WA

98237

SKAGIT

City

State

Zip

County

("Present Address").

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

USED	2005	FLEETWOOD HOMES
New/Used	Year	Manufacturer's Name
		*WAFL531B19147-BA13, WAFL531C19147-BA13 & WAFL531D19147-BA13
7684X		WAFL531A19147-BA13, *
Model Name/Model No.	Serial No.	Serial No.
		Length/Width

permanently affixed to the real property located at

50272 CONCRETE SAUK VALLEY 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,

RIVER CITY MORTGAGE, LLC

("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 **May 13, 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 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 13th

day of May, 2021



Borrower

BRANDON K. STERNE

Printed Name

Borrower

Printed Name

Borrower

Printed Name

Borrower

Printed Name

Witness

Witness

Witness

Witness

STATE OF WASHINGTON)
) SS:
COUNTY OF SKAGIT)

On the 13th day of May in the year 2021 before me,
the undersigned, a Notary Public in and for said State, personally appeared
BRANDON K. STERNE

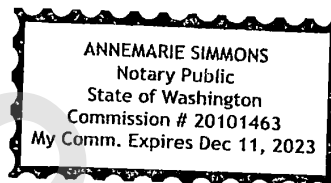
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s)
whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument,
the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Anne Marie Simmons
Notary Signature

Official Seal:

Anne Marie Simmons
Notary Printed Name

Notary Public; State of WA
Qualified in the County of SKagit
My commission expires: 12/11/2023



Drafted By: _____

EXHIBIT A
PROPERTY DESCRIPTION

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

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Skagit County Short Plat No. 95-023, approved November 3, 1995, and recorded December 21, 1995, in Volume 12 of Short Plats, page 54, under Auditor's File No. 9512210032, records of Skagit County, Washington; being a portion of Government Lot 6 of Section 28, Township 35 North, Range 9 East, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.