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Indecomm Global Services
1427 Energy Park Drive
St Paul, MN 55108

DOCUMENT TITLE(S)

Real Property and Manufactured Home Limited Power of Attorney

GRANTOR(S)

Azucena A Garcia, an unmarried person and Ronaldo Negrete-Nolasco, an unmarried person

GRANTEE(S)

Evergreen Moneysource Mortgage Company, a Washington Corporation

ABBREVIATED LEGAL DESCRIPTION

LT 4, WIDNOR DRIVE

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P54876 / 3771-000-004-0007

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

CHICAGO TITLE
620057747RU-5pgs

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CHICAGO TITLE
70225909-4pgs
LOAN #: 2400851000
MIN: 1000235-0024008488-9

**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), **Azucena A Garcia AND Ronaldo Negrete - Nolasco**

whether one or more, each referred to below as "I" or "me," residing at:
PO BOX 1452, Mount Vernon, WA 98273

("Mailing Address").

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

New _____ Used Year 1976 Length 54 Width 24

Make Silvercrest, Ind

Model Name or Model No. 532A



LOAN #: 2400851000

Serial No. OS 0405 LUX
Serial No. _____
Serial No. _____
Serial No. _____

permanently affixed to the real property located at

124 Widnor Dr (Street Address)
Mount Vernon, WA 98274 (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,
Evergreen Moneysource Mortgage Company, a Washington 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 **December 19, 2024** 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 #: 2400851000

WITNESS my hand and seal this 19th day of December, 2024.

Azucena A Garcia 12-20-24 (Seal)
AZUCENA A GARCIA DATE

Ronaldo Negrete - Nolasco 12-20-24 (Seal)
RONALDO NEGRETE - NOLASCO DATE

State of *Washington* County of *Snohomish*

This record was acknowledged before me on this *20th* day of *December, 2024* by
AZUCENA A GARCIA AND RONALDO NEGRETE - NOLASCO.

(Stamp) NOTARY PUBLIC
STATE OF WASHINGTON
KAREN L. MAUCK
License Number 96243
My Commission Expires 11-02-2027

Karen L. Mauck
(Signature of notary public)

My commission expires: *11-2-2027* *Notary Public*
(Title of office)



LOAN #: 2400851000

Exhibit A

LT 4, WIDNOR DRIVE
APN #: P54876; 37710000040007

LOT 4, WIDNOR DRIVE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 9 OF PLATS, PAGE 104, RECORDS OF
SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ICE Mortgage Technology, Inc.

GDEXA 0100
GMANPRLU (CLS)
12/19/2024 04:18 PM PST

