

174

OFFICIAL RECORD

Requested By:

WELLS FARGO

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 4 Fee: 17.00  
BK-0812 PG- 5721 RPTT: 0.00



Record and Return to:

WELLS FARGO BANK, N.A.  
FINAL DOCUMENTS X9999-01M  
1000 BLUE GENTIAN ROAD  
EAGAN, MN 55121-1663

REAL PROPERTY AND MANUFACTURED HOME  
LIMITED POWER OF ATTORNEY

0154222152

(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  
3427 TOURMALINE DRIV, CARSON CITY, NV 89705

Buyer/Owner of the following manufactured home:

USED	<del>0000</del> 1976	CHAMPION
New/Used	Year	Manufacturer's Name
CONCORD/UNKNOWN		50 X 120
Model Name /Model No.		Length/Width
2469547075 A	2469547075 B	
Serial No. 1	Serial No. 2	Serial No. 3
		Serial No. 4

permanently affixed to the real property located at  
3427 TOURMALINE DRIVE, CARSON CITY, NV 89705

(Property Address)  
and as more particularly described on Exhibit A attached hereto (the "Real Property"), does hereby  
irrevocably make, constitute, appoint and authorized with full powers of substitution  
WELLS FARGO BANK, N.A. ("Lender"),

P. O. BOX 5137, DES MOINES, IA 50306-5137  
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 15th day of AUGUST, 2006 executed by the undersigned 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 designated above, 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

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meet any other requirements in order for the loan/financing secured by the manufactured home and real estate described on Exhibit A 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 o ff 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. The undersigned borrowers 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 for the manufactured housing unit may not be available. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon receipt of the serial number, I understand and agree that the above items may be completed and corrected 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 of facsimile of this instrument may act hereunder, and i for myself and for my heirs, executors, legal representatives and assigns, hereby agree to idemnify and hold harmless any such third party from and against any and all claims tht may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this 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 couple with an interest in the transaction and is irrevocable. This power of attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do futher grant unto said Attorney-in-Fact 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 ..... 21st ..... day of ..... August, 2006 .....

  
WILLIAM E VERHAM

-Borrower

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

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STATE OF NeVADA )  
 )SS.  
COUNTY OF CLARKSON )

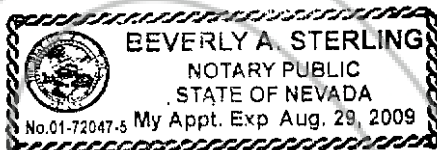
I, the undersigned Notary Public, in and for the aforesaid State and County, do hereby certify that William A. Venham

Borrower(s), personally appeared before me in said County and acknowledged the within instrument to be their act and deed. Given under my hand and seal this 21<sup>st</sup> day of August, 2006

Beverly A. Sterling  
Notary Public

State of NEVADA

My commission expires: 8-29-09



**EXHIBIT "A"**

**All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:**

Lot 67, of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972, in Book 1272, Page 690, as Document Number 63503.

APN: 1420-07-411-038

