

18.



KAREN ELLISON, RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

**APN#** 1022-15-001-019

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

Real Property and Manufactured Home Limited Power of Attorney

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

Wells Fargo Home Mortgage

**RETURN TO: Name** Wells Fargo Home Mortgage, N9287-011

**Address** 1000 Blue Gentian Rd. Attn: Eileen T Guzman

**City/State/Zip** Eagan, MN 55121

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**City/State/Zip** \_\_\_\_\_

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

Record and Return by Mail to:  
Wells Fargo Home Mortgage  
1000 Blue Gentian Road, N9287-011  
Eagan, MN 55121  
Attn: Eileen T Guzman

## REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

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(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 3940 Walker View RD, Wellington, NV 89444-9321.

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

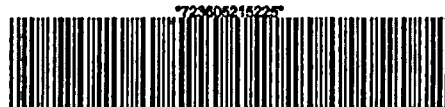
New or Used:	Used
Year:	1999
Manufacturer's Name:	KIT
Model Name or Model Number:	Sierra XL na
Length x Width:	52 x 40
Serial Number:	KM1H9995Z243809A KM1H9995Z243809B KM1H9995Z243809C

permanently affixed to the real property located at 3940 Walker View RD, Wellington, NV 89444-9321 ("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 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 June 11, 2015 executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and

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2015061115.1.0.3112-J20150123Y

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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 22<sup>nd</sup> day of July, 2016

**Borrower**

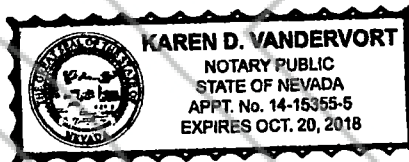
Glen Fritsch  
Date  
Seal

Sandra S Fritsch  
Date  
Seal

State of Nevada  
County of Douglas

**Acknowledgment**

Karen D. Vandervort  
Notary Public  
State of Nevada  
My commission expires:  
Oct. 20, 2018



**EXHIBIT A**  
Legal Description

CE1502-NV-2439118

LOT 13, IN BLOCK B, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES, UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT NO. 50212.

1022-15-001-019

