

DOUGLAS COUNTY, NV

2017-894630

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\$19.00

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02/13/2017 08:52 AM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

APN: 1022-15-001-075

Record and Return by Mail to:
Wells Fargo Bank, N.A.
FINAL DOCS N0012-01B
6200 PARK AVE
DES MOINES, IA 50321

2495637-JL

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 3906 GRANITE WAY, WELLINGTON, NV 89444-9320.

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

New or Used:	Used
Year:	1997
Manufacturer's Name:	Champion
Model Name or Model Number:	Infinity 3
Length x Width:	175 x 250
Serial Number:	09976057600AB

permanently affixed to the real property located at 3906 GRANITE WAY, WELLINGTON, NV 89444-9320 ("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 January 20, 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

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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.

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Witness my hand and seal this 20th day of January

Borrower

Debra V. Cook 1-20-16
Debra V Cook Date
Seal

Debra V. Cook 1-20-16
Debra V Cook, Trustee of the The DVC Date
Seal
Trust under trust instrument dated
October 18, 2005, for the benefit of
Debra V Cook (Borrower).

Debra V. Cook 1-20-16
Debra V Cook, Settlor of the The DVC Date
Trust under trust instrument dated,
October 18, 2005, for the benefit of
Debra V Cook (Borrower),
acknowledges all of the terms and
covenants contained in this Security
Instrument and any rider(s) thereto and
agrees to be bound thereby.



Acknowledgment

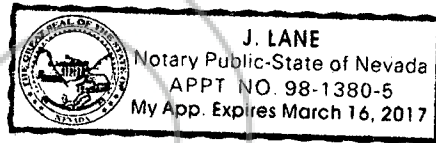
State of Nevada

County of Douglas

This instrument was acknowledged before me on 1-20-16 by

Debra Cook

J. Lane
Notary Public
My commission expires 3/16/17



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**EXHIBIT A
PROPERTY DESCRIPTION**

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

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

COPY

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EXHIBIT 'A'

LOT 24, IN BLOCK C, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES UNIT NO. 4, FILED FOR RECORD ON NOVEMBER 16, 1970, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN BOOK 1 OF MAPS, AT PAGE 224; AS DOCUMENT NO. 50212.

