

DOUGLAS COUNTY, NV

2018-921496

Rec:\$35.00

\$35.00

Pgs=5

10/29/2018 03:39 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

APN# 1221-00-001-009

Recording Requested by and Return To:

Name: First American Title Insurance Company

Address: 2500 Paseo Verde Pkwy, Ste. 120

City/State/Zip: Henderson, NV 89074

Limited Power of Attorney
(Title On Document)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

Document drafted by and
RECORDING REQUESTED BY:

20150086718
03/03/2015 RP1 \$24.00

3
PA
J

Return to:
AFTER RECORDING, PLEASE RETURN TO:
Dakota Asset Services
Rushmore Loan Management Services
15480 Laguna Canyon Road, Suite 100
Irvine CA 92610
17171 Park Row #215
Houston TX 77084

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

Pretium Mortgage Acquisition Trust (the "Trust"), by and through Wilmington Savings Fund Society, FSB, doing business as Christiana Trust and having an office at 500 Delaware Avenue, 11th Floor, Wilmington, Delaware 19801 not individually but as Trustee ("Trustee") for the Trust, hereby constitutes and appoints RUSHMORE LOAN MANAGEMENT SERVICES LLC, (the "Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (5) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Base Servicing Agreement dated as of August 15, 2014 (as amended, amended and restated, modified and supplemented from time to time, the "Servicing Agreement"), by and among the Servicer, as servicer, the Trust, as owner, and Pretium Mortgage Credit Management, LLC, as manager (the "Manager"), and no power is granted hereunder to take any action that would be adverse to the interests of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") and related Properties (as defined below) held by Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee. These Loans are secured by collateral comprised of Mortgages, deeds of trust and other forms of security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby. This appointment shall apply to the enumerated transactions only, and shall permit the Servicer (in accordance with (and subject to) the terms of the Servicing Agreement) to:

894-13-0888
RP

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a deed of trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, taking deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) and foreclosing on the properties under the Security Instruments.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee in litigation and resolve any litigation where the Servicer has an obligation to defend Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee.
3. Transact business of any kind regarding the Loans and the Properties (in accordance with (and subject to) the terms of the Servicing Agreement), as Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee's act and deed, to contract for, purchase, lease, receive and take possession

714932147

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy
Attest: 9/21/2018
Stan Stanart, County Clerk
Harris County, Texas

Stacey Renee Guerrero

Stacey Renee Guerrero Deputy



CON:359389|RP094130838

and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.

4. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, loan modification agreements, loan assumption agreements, subordination agreements, property adjustment agreements, and other instruments pertaining to mortgages or deeds of trust, bills of sale and execution of deeds and associated and related instruments and documents necessary, if any, conveying or encumbering the Property or to effect the conveyance or release of an encumbrance on the Property, in the interest of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Nothing contained herein shall be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust in its individual capacity. If the Servicer receives any notice of suit, litigation or proceeding in the name of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust in its individual capacity, then the Servicer shall promptly forward a copy of same to Wilmington Savings Fund Society, FSB, doing business as Christiana Trust.

This Limited Power of Attorney is not intended to extend the powers granted to the Servicer under the Servicing Agreement or to allow the Servicer to take any action with respect to Security Instruments or promissory notes (or other evidence of indebtedness) not authorized by the Trustee or the Manager.

The Servicer hereby agrees to indemnify and hold Wilmington Savings Fund Society, FSB, doing business as Christiana Trust and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Servicing Agreement or the earlier resignation or removal of the Trustee.

Witness my hand and seal this 19th day of February, 2015.

NO CORPORATE SEAL

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust *30*

Deborah Johnson
Witness: Deborah Johnson

K. Huffman
Witness: Karen Huffman

Cedric Strother
Attest: Cedric Strother

By: *Jeffrey R. Everhart*
Name: Jeffrey R. Everhart
Title: Assistant vice President

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy
Attest: 9/21/2018
Stan Stanart, County Clerk
Harris County, Texas

Stacey Renee Guerrero
Deputy
Stacey Renee Guerrero



CORPORATE ACKNOWLEDGMENT

State of Delaware

County of New Castle

On this 19th day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey R. Everhart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Assistant vice President of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: *Courtney E. Allen*

My commission expires: *June 10, 2016*



RP 094-13-0840

714932147

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy
Attest: 9/21/2018
Stan Stanart, County Clerk
Harris County, Texas

Stacey Renee Guerrero
Deputy
Stacey Renee Guerrero



CON:359389|RP094130838

RP 094-13-0841

Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

2015 MAR -3 PM 3:10

FILED

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW, THE STATE OF TEXAS, COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number 094-13-0841 on the date and at the time stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

MAR -3 2015



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy
Attest: 9/21/2018
Stan Stanart, County Clerk
Harris County, Texas

Stacey Renee Guerrero
Stacey Renee Guerrero

Deputy



CON:359389|RP094130838

