

DOUGLAS COUNTY, NV

2021-961799

Rec:\$40.00

\$40.00

Pgs=6

02/11/2021 01:22 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

Record and Return by Mail to:  
Wells Fargo Bank, N.A.  
FINAL DOCS F0012-01B  
6200 PARK AVE  
DES MOINES, IA 50321

143-2608985-mk

## 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 3445 Princeton AVE, CARSON CITY, NV 89705.

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

New or Used:	Used
Year:	1981
Manufacturer's Name:	FLEETWOOD
Model Name or Model Number:	SPRING HILL NA
Length x Width:	56 x 24
Serial Number:	CAFL2ABBB18172859
	CAFL2ABBB18172859

permanently affixed to the real property located at 3445 Princeton AVE, CARSON CITY, NV 89705 ("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 February 8, 2021 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,

HCFG-00625

Real Property and Manufactured Home Limited Power of  
Attorney

385076021218

2021020917.1.0.4574-  
J20180529Y

Page 1 of 5



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.

---

HCFG-00625  
Real Property and Manufactured Home Limited Power of  
Attorney

385076021218

2021020917.1.0.4574-  
J20180529Y

Page 2 of 5

3



Witness my hand and seal this 09 day of 02-2021

**Borrower**

Iris R Ortega 02-09-2021  
Iris R Ortega\* Date  
Seal

Ramon Roque Diaz Gamboa 02-09-2021  
Ramon Roque Diaz-Gamboa\* Date  
Seal

HCFG-00625  
Real Property and Manufactured Home Limited Power of  
Attorney

385076021218

2021020917.1.0.4574-  
J20180529Y

Page 3 of 5




**Acknowledgment**

**State of Nevada**

**County of** Washoe

This instrument was acknowledged before me on 02.09.2021 by  
INS R Ortega and Ramon Roque Diaz-Gamboa

  
Notary Public

My commission expires:  
Dec. 27, 2024



**EXHIBIT A  
PROPERTY DESCRIPTION**

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

SEE ATTACHED LEGAL DESCRIPTION

COOPY



**EXHIBIT 'A'**

**LOT 43, IN BLOCK E, AS SHOWN ON THE MAP OF UNIT ONE IMPALA MOBILE HOME ESTATES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 11, 1978, IN BOOK 578, PAGE 708, AS DOCUMENT NO. 20555.**

