Recorded: 11/6/2019 at 12:24:23.0 PM
County Recording Fee: $42.00
Iowa E-Filing Fee: $3.00
Combined Fee: $45.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3131

Prepared by: Jon M. McCright, Lynch Dallas, P.C. PO Box 2457, Cedar Rapids, IA 52406-2457 (319) 365-9101

STATE OF IOWA)
)ss
COUNTY OF LINN)

I, Jon M. McCright, being first duly sworn on oath depose and state that I am an attorney in Linn County, Iowa. I have practiced in this area for more than 44 years.

I represent the estate of Georianna Sweet. At the time of her death, she owned the following property:

The West one-half (W 1/2) of the Southwest one-quarter (SW 1/4) of Section Twenty-four (24), Township Eighty-seven (87) North, Range Six (6), West of the Fifth P.M., except the railroad right-of-way; also except Parcel A of the Survey and Plat of the W 1/2 of the SW 1/4 Section 24, T 87 N, R 6 W of the 5th P.M., Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 103; and also except Parcel C located in the SW 1/4 of Section 24 Twp. 87 North, Range 6 West of the 5th P.M., Delwaare County, Iowa, according to the plat recorded in Book 7 Plats, Page 109

On August 31, 2004, Georgianna Sweet and Kenneth Sweet, her now deceased husband, obtained a real estate mortgage from City Financial, Inc. Said mortgage was recorded at Book 2004, Page 3378 in the records of the Delaware County, Iowa, Recorder. This mortgage was assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity of owner trustee for WF 19 Grantor Trust. Said assignment was recorded in Book 2017, Page 7 of the Delaware County Recorder's office.

On October 9, 2018, in Book 2018, page 2835, the mortgage recorded at 2004-3378 in the office of the Delaware County Recorder is released. The release is signed by Specialized Loan Servicing, LLC, the attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity of owner trustee for WF 19 Grantor Trust. There appears to be no power of attorney recorded for Specialized Loan Servicing, LLC of record allowing them to release said mortgage.

The undersigned has researched records in Iowa for Polk County, Linn County, Black Hawk County, and Dubuque County and finds no power of attorney. However, a Limited Power

of Attorney was filed in Love County, Oklahoma between the same parties on September 11, 2018. The Limited Power of Attorney is not specific to any one property but solely gives power to Specialized Loan Servicing, LLC, to release mortgages as they are satisfied. There is attached hereto and marked as Exhibit A, that Limited Power of Attorney showing that Specialized Loan Servicing, LLC, has the authority on behalf of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity of owner trustee for WF 19 Grantor Trust, the assignee of the original mortgage, to sign mortgage releases.

By recording this Limited Power of Attorney showing the capacity of Specialized Loan Servicing, LLC, to release mortgages on behalf of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity of owner trustee for WF 19 Grantor Trust, specifically the release of the mortgage filed on October 9, 2018, in Book 2018, Page 2835.

Further affiant sayeth not.

Jon M. McCright

Subscribed and sworn to before me by Jon M. McCright this 6th day of November, 2019.

Notary Public – State of Iowa

ROBERTA A. McCRIGHT
Commission Number 160802
My Commission Expires

I-2018-003110 Book 0853 Pg: 158
09/11/2018 11:20 am Pg 0158-0163
Fee $ 23.00 Doc: $ 0.00
Shelly Russell - Love County Clerk
State of Oklahoma

PREPARED BY: *FIRST AMERICAN MORTGAGE SOLUTIONS*

WHEN RECORDED RETURN TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH: 208-528-9895

LIMITED POWER OF ATTORNEY

RECORD FIRST

LOVE, OK
SL – 1012683814
(WILMINGTON WF19_EXP. 20190504)

DATE OF DOCUMENT: **05-04-2017**

GRANTOR: **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST**

GRANTOR ADDRESS: **500 DELAWARE AVENUE, 11TH FLOOR, WILMINGTON, DE 19801**

GRANTEE: **SPECIALIZED LOAN SERVICING, LLC**

GRANTEE ADDRESS: **8742 LUCENT BLVD., STE. 300, DENVER, CO 80129**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

TODD SLEIGHT

I-2018-003110 Book 0853 Pg 159
09/11/2018 11:20 am Pg 0158-0163
Fee: $ 23.00 Doc: $ 0.00
Shelly Russell - Love County Clerk
State of Oklahoma

MARTIN COUNTY
D195 PG619

Recording Requested By
and When Recorded Mail To:

Instrument 201800065662 OR
Book Page 230 1850

Specialized Loan Servicing LLC
8742 Lucent Blvd, Suite 300
Highlands Ranch, CO 80129
Attn: Document Control

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as owner trustee (in such capacity and not in its individual capacity, the "Owner Trustee") for and on behalf of WF 19 Grantor Trust (the "Trust"), having its office at 500 Delaware Avenue, 11th Floor, Wilmington, Delaware 19801, hereby appoints Specialized Loan Servicing LLC, to be the Owner Trustee's true and lawful attorney-in-fact (the "Attorney") to act in the name, and on behalf, of the Owner Trustee or the Trust with power to do only the following items listed in paragraphs (1) through (10) below; provided however, that the documents and actions described below may only be executed and delivered or taken by such Attorney if required or permitted under the terms of that certain Amended and Restated Flow Servicing Agreement, dated as of September 28, 2016 (the "Servicing Agreement") among Waterfall Victoria Master Fund, LTD, as initial owner, Specialized Loan Servicing LLC, as servicer, and the Trust, as a joining owner, and the other approved buyers party thereto from time to time. This Limited Power of Attorney is being issued pursuant to the Servicing Agreement in connection with the servicer's responsibilities to service certain mortgage loans owned by the Trust and held in the name of the Owner Trustee on behalf of the Trust.

1. The modification or re-recording of a Mortgage, where said modification or re-recordings is for the purpose of correcting the Mortgage to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re- recording, in either instance, does not adversely affect the lien of the Mortgage as insured.

2. The subordination of the lien of a: Mortgage (i) to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain or (ii) for the purposes of refinancing a mortgage loan; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements and modification agreements.

5. The full or partial satisfaction release of a Mortgage or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of

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Fee: $ 23.00 Doc: $ 0.00
Shelly Russell - Love County Clerk
State of Oklahoma

MARTIN COUNTY
D195 PG620
Instrument 201800065662 OR
Book Page 230 1851

the related mortgage Note.

6. The assignment of any Mortgage and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

a. the substitution of trustee(s) serving under a Mortgage, in accordance with state law and the Mortgage;

b. the preparation and issuance of statements of breach or non-performance;
c. the preparation and filing of notices of default and/or notices of sale;

d. the cancellation/rescission of notices of default and/or notices of sale;

e. the taking of a deed in lieu of foreclosure;

f. the preparation and execution of such other documents and performance of such other actions as may be necessary, including the defense of any claims related to the Mortgage, under the terms of the Mortgage or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above.

9. To execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trust or the Owner Trustee all checks, drafts and/or negotiable instruments made payable to the Trust or the Owner Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

10. The full power and authority to correct minor ambiguities and errors in documents necessary to effect items 1 through 9 above.

Capitalized terms not otherwise defined herein shall have the meanings set forth in the Servicing Agreement.

This Limited Power of Attorney is effective for two (2) years from the date hereof or the earlier of revocation by the Owner Trustee.

The authority granted to the Attorney by this Limited Power of Attorney is not transferable to any other party or entity.

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09/11/2018 11:20 am Pg 0158-0163
Fee $ 23.00 Doc $ 0.00
Shelly Russell - Love County Clerk
State of Oklahoma

nstrument 1800065662 OR
Book Page 230 1852

MARTIN COUNTY
D195 PG621

This Power of Attorney shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

Notwithstanding any other provision herein, it is expressly understood and agreed by the Attorney and any person receiving or relying on this Limited Power of Attorney that (a) that this Limited Power of Attorney is executed and delivered by Wilmington Savings Fund Society, FSB d/b/a Christiana Trust ("Christiana Trust"), not in its individual capacity but solely as owner trustee of the Trust (b) each of the undertakings and agreements made herein or in any document delivered hereunder by the Trust or the Owner Trustee or the Attorney on behalf of the Trust or the Owner Trustee are not individual or personal undertakings and agreements of Christiana Trust, but are binding only on the Trust and trust estate (c) Christiana Trust shall have no duty or obligation to manage, oversee, make any payment in respect of, register, record, sell, dispose of or otherwise deal with the Trust property or activities (including any activities of any seller or depositor, the Attorney or any other agent of the Trust, or to otherwise take or refrain from taking any action under, or in connection with, any document contemplated hereby and nothing contained herein shall be construed as creating any liability on Christiana Trust, individually or personally, to perform any covenant of the Trust either expressed or implied contained in any document delivered hereunder, all such liability, if any, being expressly waived by the Attorneyt and any Person in receipt of or relying on this Limited Power of Attorney and by any person claiming by, through or under any such party, (d) Christiana Trust will not make and is not bound to make any investigation into any facts or matters stated or any statement, instrument, opinion, report, notice, request, consent or other paper or document delivered under or in connection with this Limited Power of Attorney and (V) under no circumstances shall Christiana Trust be personally liable for the payment of any indebtedness or expenses of the Trust or the Owner Trustee or be liable for the breach or failure of any obligation, representation, warranty or covenant made or undertaken by the Trust or the Owner Trustee under the Servicing Agreement, this Limited Power of Attorney or any other related documents (vi) no implied duties shall exist hereunder with respect to Christiana Trust in its role as Owner Trustee.

Notwithstanding anything herein to the contrary, this Limited Power of Attorney does not, and is not intended to, and will not be construed to, grant any authority to the Attorney to (i) expand, increase, incur, or otherwise impose any duties, liabilities or obligations of or on Christiana Trust, as Owner Trustee or in its individual capacity, (ii) grant, convey, mortgage, transfer, attach, release, sell, manage, or otherwise deal with any property of Christiana Trust (other than property held in the name of the Owner Trustee for the benefit of the Trust as expressly provided herein), or (iii) provide any guaranty or indemnity by or from Christiana Trust, as Owner Trustee or in its individual capacity, for any reason whatsoever.

This Limited Power of Attorney is not intended to extend or expand the powers granted to Attorney under the Servicing Agreement or to allow the Attorney to take any action not authorized by the Servicing Agreement. Notwithstanding anything contained herein to the contrary, t h e Attorney shall not, without Christiana Trust's written consent, and such consent shall not be unreasonably withheld: (i) initiate or permit the initiation of any action, suit or proceeding directly relating to the servicing of a Mortgage Loan solely under Christiana Trust's name, (ii) initiate or permit the initiation of any action, suit or proceeding not directly relating to

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09/11/2018 11:20 am Pg 0158-0163
Fee: $ 23.00 Doc: $ 0.00
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State of Oklahoma

Instrument 201800065662 OR
Book Page 000 1853

MARTIN COUNTY
D195 PG622

the servicing of a Mortgage Loan solely under the Christiana Trust's name, (iii) engage or permit the engagement of counsel to represent Christiana Trust in any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan without the consent and approval of Christiana Trust, or (iv) prepare, execute or deliver any government filings, forms, permits, registrations or other documents or take any action with the intent to cause, and that actually causes, Christiana Trust to be registered to do business in any state.

By its acceptance and exercise of this Limited Power of Attorney, the Attorney hereby agrees to indemnify and hold 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, use or misuse by the Attorney of the powers granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement.

2018003835
BRECKINRIDGE CO, KY FEE $26.00
PRESENTED / LODGED 07-28-2018 09 15 AM
RECORDED: 07-28-2018

JARED BUTLER
CLERK
BY SUZANNE LAWSON
DEPUTY CLERK

BK: MISC 50
PG: 436-441

I-2018-003110 Book 0853 Pg: 163
09/11/2018 11 20 am Pg 0158-0163
Fee: $ 23 00 Doc: $ 0.00
Shelly Russell - Love County Clerk
State of Oklahoma

MARTIN COUNTY
D195 PG623

Instrument 201800065662 OR
Book Page 230 1854

IN WITNESS WHEREOF, the undersigned, by its duly authorized officer has executed this Limited Power of Attorney this 17 day of May 2017.

WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of WF 19 Grantor Trust

By: _____

Name: Jason B. Hill

Title: Assistant Vice President

Witness: _____

Witness: _____

Book D206 Pages 526-531

ACKNOWLEDGMENT

STATE OF DELAWARE)
)
COUNTY OF NEW CASTLE)

DOCUMENT NO: 88278
RECORDED:November 15,2017 10:33:00 AM
TOTAL FEES: $26.00
COUNTY CLERK: SUSIE SKYLES
DEPUTY CLERK: KRISSY STATON
COUNTY: MARTIN COUNTY
BOOK: D195 PAGES: 618 - 623

On the 17 day of May in the year 2017 before me, the undersigned, personally appeared Jason B. Hill, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who executed the within instrument and acknowledged to me that he/she/they executed the same in his capacity as assistant vice president of Wilmington Savings Fund, Society, FSB, d/b/a Christiana Trust, and that by his signature(s) on the instrument, the entity on behalf of which the individual(s) acted, executed the instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

ALEX KAPLAN
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES DECEMBER 8, 2018

Notary Public: Alex Kaplan

STATE OF KENTUCKY
COUNTY OF PIKE

CLERK'S CERTIFICATE OF LODGEMENT AND RECORD

I, RHONDA TAYLOR, County Clerk for the County and State aforesaid, certify that the foregoing LIMITED POWER OF ATT was on 06/06/2017 12:02:37 PM. lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this 06/06/2017.

RHONDA TAYLOR, CLERK

BY: Jessie Smith D.C.