



Document 2021 3467

Book 2021 Page 3467 Type 06 009 Pages 7

Date 8/18/2021 Time 10:38:21AM

Rec Amt \$37.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT OF
POWER OF ATTORNEY
Recorder's Cover Sheet**

P213257
CF110523

Preparer Information: Scott A. Hall, 303 Locust Street, Suite 400, Des Moines, IA 50309,
Phone: 515-282-6803

Taxpayer Information: Wendi Smith, 502 West Main St, Saint Charles, IA 50240

✓ **Return Document To:** Wendi Smith, 502 West Main St, Saint Charles, IA 50240

Grantors: Bank of America, N.A.

Grantees: Goldman Sachs Mortgage Company

Document or instrument number if applicable:
2020-881



AFFIDAVIT OF POWER OF ATTORNEY

TO WHOM IT MAY CONCERN:

STATE OF IOWA, POLK COUNTY, ss:

RE: Lots One (1) and Two (2) in Block Two (2) STOUFFER'S ADDITION to the Town of St. Charles, Madison County, Iowa.

The Undersigned first being duly sworn (affirmed) upon oath deposes and states:

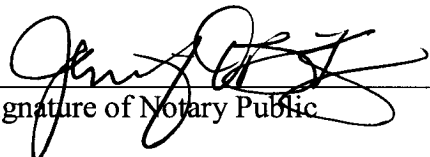
That I am a licensed Iowa attorney in good standing, and I hereby swear and affirm that the attached copy of the power of attorney is being filed because the original has already been publicly filed in another jurisdiction is not available for filing in Polk County. The copy attached hereto and filed herein is being filed in order to remedy any perceived cloud on title for the property

Dated on 8/12/21.

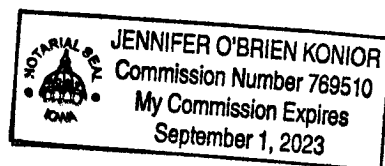


Seth R. Dodge, Affiant

Signed and sworn to (or affirmed) before me on 8/12/21,
by Seth R. Dodge.



Signature of Notary Public



Instr. Number: 2021-1552
Recorded: 7/22/2021 at 9:55:57.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Real Estate Transfer Tax:
Geraldyn S. Greer RECORDER
Shelby County, Iowa

Space above this line for recorder's Use Only

Title of Document: POWER OF ATTORNEY

Date of Document: 02/14/2019

Prepared by, Submitted by, and
Return To:
Brown & Associates
2316 Southmore
Pasadena, TX 77502
713-941-4928

Grantor: Bank of America, NA

Grantor Address: 1800 Tapo Canyon Rd., Simi Valley, CA 93063

Grantee: Meridian Goldman Sachs Mortgage Company

Grantee Address: 200 West Street, New York, NY 10282

This is a true and correct copy.

After Recorded Return To: I
Goldman Sachs Mortgage Company I
2001 Ross Avenue, Suite 2800 I
Dallas, TX 75201 I
Attention: Andrea Rhinehardt I

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, BANK OF AMERICA, N.A. ("Seller")¹, a national banking association located at 1800 Tapo Canyon Rd., Simi Valley, CA, 93063, by these presents does hereby make, constitute, and appoint Goldman Sachs Mortgage Company ("Purchaser"), a New York limited partnership located at 200 West Street, New York, New York 10282, to be Seller's true and lawful attorney-in-fact, and hereby grants Purchaser authority and power to take, through its duly authorized officers, the Actions (as such term is defined herein) in Seller's name, place, and stead. This limited power of attorney ("Limited Power of Attorney") is given in connection with, and relates solely to, that certain Asset Purchase and Interim Servicing Agreement dated December 20, 2018, between Seller, certain affiliates of Seller, and Purchaser, under the terms of which Seller sold to Purchaser certain mortgage loans (such loans, the "Loans"). Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one or more mortgages, deeds of trust, deeds to secure debt, or other forms of security instruments (each, a "Mortgage"). The parties agree that this Limited Power of Attorney is coupled with an interest.

As used above, the term "Actions" shall mean and be limited to the following acts, in each case only with respect to one or another of the Loans and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions:

1. Execute or file assignments of mortgages, or of any beneficial interest in a Mortgage;
2. Execute or file reconveyances; deeds of reconveyance or releases or satisfactions of mortgage or similar instruments releasing the lien of a Mortgage;
3. Correct or otherwise remedy any errors or deficiencies contained in any transfer or

¹ For the avoidance of doubt, this Limited Power of Attorney is intended to cover Actions, as such term is defined herein, taken in the name of: Bank of America, N.A.; or Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servicing, LP; Bank of America, N.A., successor by merger to NationsBank, N.A.; Bank of America, N.A., successor by merger to Countrywide Bank, N.A.; Bank of America, N.A., successor by merger to Countrywide Bank, N.A., formerly known as Countrywide Bank, FSB; Bank of America, N.A., successor by merger to Countrywide Bank, N.A., formerly known as Treasury Bank, N.A.; Bank of America, N.A., successor by merger to LaSalle Bank Midwest N.A.; Bank of America, N.A., successor by merger to LaSalle Bank N.A.; Bank of America, N.A., successor by merger to Fleet National Bank.

LIMITED POWER OF ATTORNEY TO GOLDMAN SACHS MORTGAGE COMPANY

THIS INSTRUMENT PREPARED BY AMIE ELDRED 901 S. RANCHO DR., LAS VEGAS, NV 89106

reconveyance documents provided or prepared by Seller or a prior transferor, including, but not limited to note indorsements;

4. Indorse all checks, drafts and/or other negotiable instruments made payable to Seller as payments by borrowers in connection with the Loans;
5. Execute or file quitclaim deeds or, only where necessary and appropriate, special warranty deeds or other deeds causing the transfer of title to Purchaser or a third party, in respect of property acquired through a foreclosure or deed-in-lieu of foreclosure ("REO Property");
6. Execute and deliver documentation with respect to the marketing and sale of REO Property, including, without limitation: listing agreements; purchase and sale agreements; escrow instructions; HUD-1 settlement statements; and any other document necessary to effect the transfer of REO Property;
7. Execute or file any documents necessary and appropriate to substitute the creditor or foreclosing party in a bankruptcy or foreclosure proceeding in respect of any of the Loans;

provided, however, that nothing herein shall permit Purchaser to commence, continue, or otherwise prosecute or pursue any foreclosure proceedings in the name of Seller. All indorsements executed pursuant to this Limited Power of Attorney shall contain the words "without recourse," and unless the law requires otherwise, all other documents of transfer executed pursuant to this Limited Power of Attorney shall contain the following sentence: "This [insert document title] is made without recourse to or against [insert name of entity in whose name the Action is taken] or Bank of America, N.A., and without representation or warranty, express or implied, by [insert name of entity in whose name the Action is taken] or Bank of America, N.A."

With respect to the Actions, Seller gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

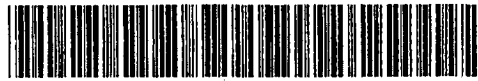
Nothing contained herein shall be construed to grant Purchaser the power to (i) initiate or defend any suit, litigation, or proceeding in the name of Seller or be construed to create a duty of Seller to initiate or defend any suit, litigation, or proceeding in the name of Purchaser, (ii) incur or agree to any liability or obligation in the name of or on behalf of Seller, or (iii) execute any document or take any action on behalf of, or in the name, place, or stead of, Seller, except as provided herein. This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York without regard to conflicts of law principles of such state.

[Remainder of page intentionally left blank]

LIMITED POWER OF ATTORNEY TO GOLDMAN SACHS MORTGAGE COMPANY

THIS INSTRUMENT PREPARED BY AMIE ELDRED 901 S. RANCHO DR., LAS VEGAS, NV 89106

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



603013792PAT001V

Westchester County Recording & Endorsement Page

Submitter Information

Name: Charles A Brown and Assoc DBA DocSolution Phone:
 Address 1: 2316 Southmore Ave. Fax:
 Address 2: Email:
 City/State/Zip: Pasadena TX 77502 Reference for Submitter: 11553573-Charles A Brown and Assoc I

Document Details

Control Number: **603013792** Document Type: **Power of Attorney (PAT)**
 Package ID: 2020102700377001000 Document Page Count: **4** Total Page Count: **5**

Parties

Additional Parties on Continuation page
 1st PARTY 2nd PARTY
 1: BANK OF AMERICA N A - Other 1: GOLDMAN SACHS MORTGAGE CO - Other
 2: 2:

Property

Additional Properties on Continuation page
 Street Address: Tax Designation:
 City/Town: Village:

Cross-References

Additional Cross-Refs on Continuation page
 1: 2: 3: 4:

Supporting Documents

Recording Fees

Statutory Recording Fee: \$40.00
 Page Fee: \$25.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$0.00
 TP-584 Filing Fee: \$0.00
 RPL 291 Notice Fee: \$0.00
 Total Recording Fees Paid: **\$65.00**

Transfer Taxes

Consideration: \$0.00
 Transfer Tax: \$0.00
 Mansion Tax: \$0.00
 Transfer Tax Number:

Mortgage Taxes

Document Date:
 Mortgage Amount:
 Basic: \$0.00
 Westchester: \$0.00
 Additional: \$0.00
 MTA: \$0.00
 Special: \$0.00
 Yonkers: \$0.00
 Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/28/2020 at 03:06 PM
 Control Number: **603013792**
 Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Charles A Brown and Assoc DBA DocSolution
 2316 Southmore Ave.

Pasadena, TX 77502