

BK: 2015 PG: 3827
Recorded: 12/28/2015 at 1:04:21.0 PM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

LIMITED POWER OF ATTORNEY

Prepared by: Kevin Rosenthal, Wells Fargo Home Mortgage, 3476 Stateview Blvd., Fort Mill, SC 29715, (803) 396-6769

Return to: Davis Brown Law Firm, Attn: Danielle Day, 215 10th Street, Suite 1300, Des Moines, Iowa 50309, (515) 288-2500

Grantor: Wells Fargo Bank, N.A.

Grantee: David M. Erickson

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank N.A., has made, constituted and appointed, and by these presents does make, constitute and appoint David M. Erickson, of the firm of Davis, Brown, Koehn, Shors & Roberts, P.C., 215 10th Street, Suite 1300, Des Moines, Iowa 50309 individually and not jointly, its true and lawful attorney in fact for, and in its name, place and stead, and for its use and benefit, for every act customarily and reasonably necessary and appropriate for:

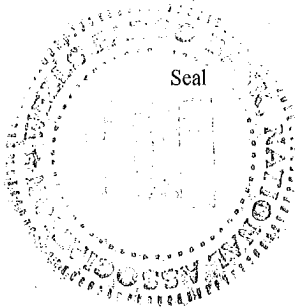
The execution, acknowledgment, recording and delivery of Deeds to the Secretary of Veterans Affairs, Secretary of Housing and Urban Development, Deeds to Federal National Mortgage Association, and Deeds to Federal Home Loan Mortgage Corporation, to convey properties in which the Mortgage foreclosed secured a loan guaranteed or insured by the department of Veterans Affairs or Department of Housing and Urban Development or where the owner of the loan is Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, and Deeds and assignment of foreclosure bids to the investor on mortgage loans in which Wells Fargo Bank N.A. is the beneficiary of record of the Mortgage.

Giving and granting unto said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to accomplish the foregoing as the principal above-named might or could do as if personally present, with full powers of substitution and reservation, hereby confirming and ratifying all that the principal's attorney in fact shall lawfully do or cause to be done by virtue of these presents. The undersigned fully acknowledges and understands that said attorney-in-fact is being granted authority to appoint himself or a business in which he has a pecuniary interest as trustee to conduct foreclosures for Wells Fargo Bank N.A. on a for profit basis and has consulted independent counsel regarding same.

By exercise of this limited power, the attorney(s)-in-fact shall indemnify Wells Fargo Bank N.A. from all claims, demands, suits, penalties or actions, and from all attendant losses, costs and expenses for any claims against, or losses or liability of Wells Fargo Bank N.A. for any cause to the extent the same arise out of, or result from, default in the performance of, or the negligent performance of, or willful misconduct regarding any obligation of the attorney(s)-in-fact under this power.

This limited power of attorney shall be effective from the date of execution hereof until the earlier of such time as Wells Fargo Bank N.A. or its successor revokes this limited power of attorney in writing or by operation of termination of the master service agreement between the firm and Wells Fargo Bank N.A. Upon the date of execution, this limited power of attorney supersedes and revokes all prior limited powers of attorney made, constituted and appointed by Wells Fargo Bank N.A. to any former or current person employed or otherwise affiliated with the firm of Davis, Brown, Koehn, Shors & Roberts, P.C.

IN WITNESS WHEREOF, Donald Fritz has hereunto set his hand and seal this 6th day of, October, 2015.



Wells Fargo Bank N.A.

Signed:

Donald Fritz

Printed name:

Donald Fritz

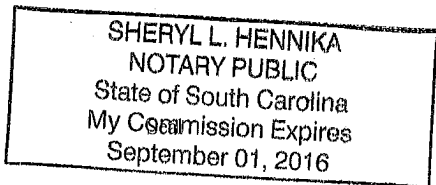
Title:

Vice President

STATE OF South Carolina)
) ss.
COUNTY OF York)

This is to certify that on the 6th day of October, 2015, before me, a notary public in and for the State of South Carolina, personally appeared Donald Fritz whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that he, being informed of the contents thereof, he executed the foregoing document as Vice President of Wells Fargo Bank N.A., voluntarily for and as the act of said corporation, acting in said capacity, as aforesaid.

Given under my hand this 6th day of October, 2015.



Sheryl L. Hennika
Notary public in and for:
My commission expires: 09-01-2016