

**BK: 2016 PG: 1412**  
**Recorded: 5/25/2016 at 8:21:21.0 AM**  
**Fee Amount: \$22.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

Document drafted by and  
RECORDING REQUESTED BY:  
Gregory Funding LLC  
PO Box 25430  
Portland, OR 97298

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **LIMITED POWER OF ATTORNEY**

**The trust identified on the attached Schedule A (the "Trust")**, by and through **Wilmington Savings Fund Society, FSB**, a federal savings bank organized and existing under the laws of the State of Delaware and having an office at 500 Delaware Avenue, Wilmington, DE 19801, not in its individual capacity but solely as Owner Trustee of the Trust ("Trustee"), hereby constitutes and appoints **Gregory Funding LLC**, ("Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by 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 (10) 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 related servicing agreement and no power is granted hereunder to take any action that would be adverse to the interests of Wilmington Savings Fund Society, FSB and the Trust. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans ("Loans") held by the Trustee. These Loans are secured by collateral comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein ("Property") and the Notes secured thereby. Please refer to **Schedule A** attached hereto.

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 the 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, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where the Servicer has an

obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.

3. Transact business of any kind regarding the Loans, as the Trustee's act and deed, to contract for, purchase, receive and take possession 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, complete, indorse or file 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 estoppel certificates, financing statements, continuation statements, releases, satisfactions, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
6. Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
7. Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of any Trust as necessary to transfer ownership of the affected Loans to an entity (or its designee or assignee) possessing the right to obtain ownership of the Loans.
8. Subordinate the lien of a Security Instrument to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and execution of requests to any trustee of a Security Instrument to accomplish the same.
9. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
10. Execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

Servicer hereby agrees to indemnify and hold the Trustee, 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 the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Trustee under the related servicing agreements listed on **Schedule A**, attached.

WITNESS my hand and seal this 19th day of April 2016.

**NO CORPORATE SEAL**

On Behalf of the Trust, by  
Wilmington Savings Fund Society, FSB  
solely as Trustee for AJX Mortgage Trust I

Andrew Rutter  
Witness: Andrew Rutter

By: Donna Lockerman  
Donna Lockerman, AVP

Jason Hill  
Witness: Jason Hill

Cheryl Friedrich  
Attest: Cheryl Friedrich

**ACKNOWLEDGMENT**

State of Delaware

County of New Castle

On this 19<sup>th</sup> day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Lockerman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Asst. Vice President, respectively, of Wilmington Savings Fund Society, FSB, a federal savings bank, and acknowledged to me that he/she executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.



Signature: Anthony J. Jeffery Jr.  
Notary Name: Anthony J. Jeffery Jr  
My commission expires: January 12, 2019.

**Schedule "A"**  
**To**  
**LIMITED POWER OF ATTORNEY**

- AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE
- GFGP MORTGAGE TRUST, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE