



Document 2017 58

Book 2017 Page 58 Type 06 008 Pages 4
Date 1/05/2017 Time 12:15:56PM
Rec Amt \$22.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓

When recorded, return to:
Nations Lending Corporation
Attn: Final Document Department
4 Summit Park Drive, Suite 200
Independence, OH 44131

Return to: Same

$\frac{4}{4}$

LOAN #: 300116104767
MIN: 1007560-0000294209-6

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

(Solely to execute or release title, mortgage or deed of trust, security filing,
transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), **Dustin Muellner**

whether one or more, each referred to below as "I" or "me," residing at:
1986 Quarry Trail, Winterset, IA 50273

("Mailing Address").

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

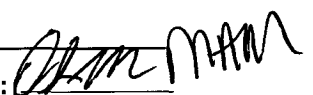
New _____ Used Year 1998 Length 48 Width 27

Make Redman

Model Name or Model No. 5628-39CTD

Ellie Mae, Inc.

Page 1 of 3

Initials: 
GMANPRDU 1114
GMANPRLU (CLS)
12/29/2016 02:31 PM PST



LOAN #: 300116104767

Serial No. SN-1378934K824

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

1986 Quarry Trail
Winterset, IA 50273

(Street Address)
(City, State, Zip)
(County)

Madison

("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,
Nations Lending Corporation, a Corporation

("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 **December 29, 2016** 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, 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 lienholder 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.



LOAN #: 300116104767

WITNESS my hand and seal this 29th day of December, 2016.

Dustin Muellner
DUSTIN MUELLNER _____ 12-29-16 (Seal)
DATE

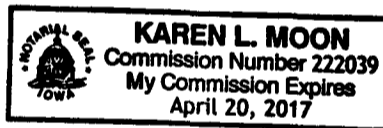
Molly Muellner
MOLLY MUELLNER _____ 12-29-16 (Seal)
DATE

State of IOWA
County of MADISON

On this 29th day of DECEMBER, 2016, before me, a Notary Public in the State of Iowa, personally appeared DUSTIN MUELLNER AND MOLLY MUELLNER, to me personally known to be the person(s) named in and who executed the forgoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My commission expires: _____

Karen L. Moon
Notary Public in and for said County and



Initials: *DM MM*
GMANPRDU 1114
GMANPRLU (CLS)
12/29/2016 02:31 PM PST



LOAN #: 300116104767

Exhibit A

APN #: 400072664004000

The following described Real Estate in **Madison** County, Iowa, to-wit:

Parcel "E" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 291, on July 9, 1998 in the Office of the Recorder of Madison County, Iowa.



Locally known as: 1986 Quarry Trail, Winterset, IA 50273

RE: Dustin Muellner / 300116104767

Ellie Mae, Inc.

GDEXA 0100
GMANPRLU (CLS)
12/29/2016 02:31 PM PST

