

Skamania County, WA **2022-000761**
Total: \$257.50
POA 04/13/2022 10:11 AM
Pgs=5
Request of: HENNESSEY LAW FIRM



WHEN RECORDED RETURN TO:

Hennessey Law Firm

17300 Dallas Parkway, Suite 3090

Dallas, TX 75248

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Power of Attorney

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Michael S. Hampel msh

1. Michael S. Hampel

2. Nicole L. Hampel

3. _____

4. _____

☐ Additional names on page ____ of document.

GRANTEE(S):

1. LPMC, LLC dba Landmark

2. _____

Professional Mortgage Company

4. _____

3. _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

☐ Additional names on page

Lot 3 Carleton Heights II BK 3/PG 288

☐ Complete legal on page ____ of document.

Assessor's Property Tax Parcel # 02-05-33-0-0-0107-00

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

 Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

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

HRS-NL1524

APN: 02053306010700

LOAN #: 30552012435898
MIN: 1007560-1006136864-6

**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), Micheal S Hampel and Nicolz L. Hampel

Grantee: Nations Lending Corporation

whether one or more, each referred to below as "I" or "me," residing at:
372 Lewis Trail Rd, Washougal, WA 98671

("Mailing Address").

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

New ☒ Used ☐ Year 2018 Length 48 Width 28

Make Fleetwood Homes

Model Name or Model No. 210WC28483W



Serial No. Unknown

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

372 Lewis Trail Rd (Street Address)
Washougal, WA 98671 (City, State, Zip)
Skamania (County)
("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 **February 6, 2021** 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 #: 30552012435898

WITNESS my hand and seal this 6th

day of February, 2021.

Micheal S Hampel
MICHEAL S HAMPEL

2-6-21 (Seal)
DATE

Nicole L Hampel
NICOLE L HAMPEL

2/6/21 (Seal)
DATE

STATE OF WASHINGTON

COUNTY OF SKAMANIA SS:

On this day personally appeared before me MICHEAL S HAMPEL AND NICOLE L HAMPEL to me known to be the individual party/parties described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of FEBRUARY, 2021.

Natalie Rodriguez

Notary Public in and for the State of
Washington, residing at 95083

My Appointment Expires on 12-09-2022

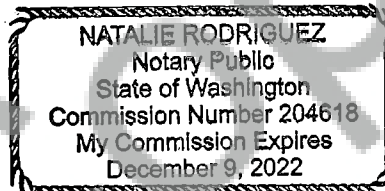


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 3 OF THE CARLETON HEIGHTS II SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 288, SKAMANIA COUNTY RECORDS.

Parcel ID:02053300010700

Commonly known as 372 Lewis Trail Road, Washougal, WA 98671
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 3, SUBDIVISION OF CARLETON HEIGHTS
II BK 3 PG 288