

Skamania County, WA
Total: \$306.50 Pgs=4
POA
Request of: MERIDIAN ASSET SERVICES
eRecorded by: Simplifile

2024-000868

07/08/2024 08:07 AM

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

INDIVIDUAL NAME
CLIENT COMPANY/CLIENT ADDRESS
CLIENT CITY/STATE

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that J.P. Morgan Mortgage Acquisition Corp., a corporation organized and existing under the laws of the state of Delaware and having its principal place of business at 383 Madison Avenue, New York, NY 10179 as seller (the "Seller") hereby constitutes and appoints Meridian Asset Services LLC, (the "Vendor"), with an office located at 3201 34th Street South, Ste B310, St. Petersburg FL 33711, the Seller's true and lawful Attorney-in-Fact, in the Seller's name, place and stead, in connection with all mortgage loans, home equity lines of credit provided to the Vendor (the "Assets"), for the purpose of performing all acts and executing all documents in the name of the Seller as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions (the "Transactions") in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively), line of credit agreements and promissory notes secured thereby (the "Mortgage Notes") related to the Assets.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or rerecording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The completion of loan assumption agreements.
3. The execution, acknowledgement, sealing and delivery of transfer documents (including, but not limited to, assignments of Mortgage or Deed of Trust, endorsements of Mortgage Notes or allonges thereto and any other transfer documents, including real estate owned property deeds to end purchasers) to effect the execution, delivery, conveyance and/or recordation or filing thereof.
4. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
5. All settlement and modification agreements for each Mortgage Asset or mortgaged property.

6. The execution, assignment and delivery all documentation required (i) to foreclose on a Mortgage Asset or otherwise enforce the rights under such Mortgage, Deed of Trust and the related Mortgage Note in a buyer or its designee's own name, or (ii) to correct or otherwise remedy any errors or deficiencies contained in any transfer or reconveyance documents provided or prepared by the Seller.

All actions heretofore taken by Vendor, which Vendor could properly have taken pursuant to this Limited Power of Attorney, be, and hereby are, ratified and affirmed. This Limited Power of Attorney is coupled with an interest and shall remain in force for so long as the Seller has or may have any unperformed obligation to a buyer, under or in respect of any of the Transactions enumerated above with respect to any Asset, and shall be irrevocable during that time.

This Limited Power of Attorney is expressly limited to the purposes set forth above, shall not be interpreted as a general power of attorney, and shall have no force or effect except as to matters pertaining to the Agreement.

The authority granted to the attorney-in-fact by this Limited Power of Attorney is not transferable to any other party or entity.

The Vendor hereby agrees to indemnify and hold the Seller 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 solely as a result of the misuse of this Limited Power of Attorney by the Vendor (and not as a result of a claim related to the underlying instrument with respect to which this Limited Power of Attorney has been used).

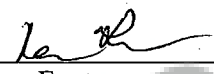
This Limited Power of Attorney shall be effective as of September 12, 2022.

IN WITNESS WHEREOF, the Seller, has caused this Limited Power of Attorney to be executed in its name by its duly authorized vice president this 12 day of September, 2022.

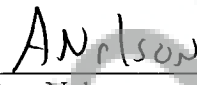
J.P. MORGAN MORTGAGE
ACQUISITION CORP

By: 

Name: Seth Fenton
Title: Vice President

Attest
Witness 

Name: Rose Fenton

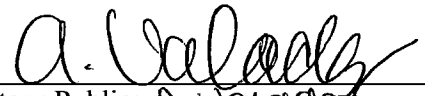
Witness 

Name: Ana Nelson

State of California
County of Los Angeles

On the 12 day of September in the year 2022 before me, a notary public in the above county and state, the undersigned, personally appeared Seth Fenton, the Vice President of J.P. MORGAN MORTGAGE ACQUISITION CORP, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, who then signed the within instrument in my presence and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signed and delivered in the presence of:


Notary Public: A. Valadez
Commission Expires: 09-23-2024
{SEAL}

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)On 09-12-2022
Date

before me,

A. Valadez, Notary Public*Here Insert Name and Title of the Officer*

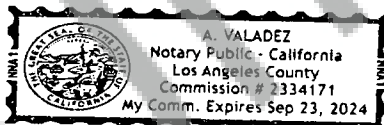
personally appeared

Seth Fenton
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A. Valadez
Signature of Notary Public*Place Notary Seal Above***OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Power of Attorney Document Date: 09-12-2022Number of Pages: 3 Signer(s) Other Than Named Above: _____**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____