

Skamania County, WA
Total: \$304.50 Pgs=2
POA

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Request of: MERIDIAN ASSET SERVICES
eRecorded by: Simplifile

Prepared By: James Barrons
Balbec Capital LP
7114 E Stetson Dr., Suite 250
Scottsdale, AZ 85251

Limited Power of Attorney

U.S. Bank Trust National Association as trustee of the Igloo Series III Trust ("Client"), with an address of 7114 E. Stetson Dr., Suite 250, Scottsdale, Arizona 85251, and Meridian Asset Services, LLC, a Delaware limited liability company, ("Meridian"), with an address of 140 Fountain Parkway N, Suite 100, St. Petersburg, FL 33716, Client does hereby appoint Meridian as its true and lawful attorney-in-fact to act in the name, place and stead to take the following designated actions with respect to any mortgage loan or real estate owned property which is subject to the Agreement.

1. To execute and deliver any documentation with respect to mortgage/trust deed assignments including but not limited to the execution of assignments to correct errors or to perfect the chain of assignment.
2. To execute and deliver documentation with respect to Mortgage Note Endorsements and/or Allonges.
3. To execute and/or deliver documents of correction including but not limited to Affidavits and/or Quit Claim Deeds.
4. To execute known affidavits including but not limited to lost note affidavits, military affidavits and affidavits of indebtedness.
5. To correct ambiguities and errors in documents necessary to effect or undertake any of the items or powers set forth in items (1) to (4) above.

This instrument is to be construed and interpreted as a Limited Power of Attorney regarding a Mortgage Loan. The enumeration of specific items, acts, rights and powers is not intended to, nor does it give rise to and it is not to be construed as a general power of attorney. Notwithstanding anything herein to the contrary, use of this Limited Power of Attorney is restricted to use in connection with the Mortgage Loans as defined in the Agreement and is limited to those actions reasonable and necessary for Meridian to carry out the provisions of the Agreement in accordance with the terms thereof.

The rights, powers and authority of Meridian as attorney-in-fact of the Client under this Limited Power of Attorney shall apply retroactively as of the date of execution hereof and shall not be assigned to any third party by Meridian without the written prior consent of the Client.

Client hereby agrees to indemnify and hold Meridian and its directors, employees, and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgements, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by Meridian of the powers granted to it hereunder.

This Limited Power of Attorney and all authority hereunder, shall be in full force and effect until either (i) twelve (12) months past the date of execution, or (ii) termination in writing by Client or (iii) termination of the Agreement, whichever is earlier.

IN WITNESS WHEREOF, THE Client has hereunto caused this Limited Power of Attorney to be executed by its duly authorized representative on this 17 day of April 2025.

U.S. Bank Trust National Association as trustee of
Igloo Series III Trust

By: Preston Ridge Partners III, LLC

Its: Administrator

By: Jeff Padden

Name: Jeff Padden

Title: Manager

Witness: Julie Bink

Name: Julie Bink

Witness: Jacklyn Marza

Name: Jacklyn Marza

State of Arizona

County of Maricopa

On the 17 day of April, in the year 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeff Padden, Manager of Preston Ridge Partners III, LLC, as the Administrator of U.S. Bank Trust National Association as trustee of Igloo Series III Trust, personally known to me or proved to me on the basis of satisfactory evidence which was personal knowledge, to be the individual whose name is signed on the preceding or attached document, and acknowledged to me that he executed the same in his capacity on behalf of said entity, voluntarily for its stated purposes and as the free act and deed of U.S. Bank Trust National Association as trustee of Igloo Series III Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the year and day in the certificate first written.



Rachael Drake

Notary Public: Rachael Drake