

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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2015 068365

STATE OF INDIANA  
 LAKE COUNTY  
 FILED FOR RECORD  
 2015 OCT -6 AM 9:16  
 MICHAEL B. STOVAN  
 RECORDER

AMOUNT \$ 18.-  
 CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
 CHECK # 1201100  
 OVERAGE 1201935  
 COPY \_\_\_\_\_  
 NON-COM   
 CLERK AM

Worcester South District Registry of Deeds  
 Anthony J. Vigliotti, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

E

2015 068365

2015 OCT -6 AM 9:16

LIMITED POWER OF ATTORNEY

MICHAEL B. BROWN  
RECORDER

KNOW ALL PERSONS BY THESE PRESENTS:

That GCAT MANAGEMENT SERVICES 2015-13 LLC ("Seller"), by these presents does hereby make, constitute and appoint MTGLQ INVESTORS, L.P. ("Purchaser") as Seller's true and lawful attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers (each such person an "Attorney-in-Fact"), the Actions (as such term is defined herein) in Seller's name, place and stead. This limited power of attorney ("Limited Power of Attorney") is given in connection with, and relates solely to that certain Mortgage Loan Purchase Agreement dated on or about May 14, 2015 ("Agreement"), between Seller and Purchaser, under the terms of which Seller sold to Purchaser certain mortgage loans (such loans, the "Loans"), including the servicing rights related thereto. Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one or more mortgages, deeds of trust, deeds to secure debt or other forms of security instruments (each, a "Mortgage"). The parties agree that this Limited Power of Attorney is coupled with an interest.

As used above, the term "Actions" shall mean and be limited to the following acts, in each case only with respect to one or another of the Loans and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions.

1. Execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, assignments, allonges, modifications, affidavits, subordinations, endorsements, and any other documents or instruments whatsoever which are necessary, appropriate, or required to effectuate the transfer, sale, or conveyance of the Loans to Purchaser under the Agreement;
2. Endorse and/or execute negotiable instruments, including but not limited to the promissory note or equivalent for each Loan;
3. Execute or file reconveyances, deeds of reconveyance or releases or satisfactions of mortgage or similar instruments releasing the lien of a Mortgage;
4. Correct or otherwise remedy any errors or deficiencies contained in any transfer or reconveyance documents provided or prepared by Seller or a prior transferor, including, but not limited to note indorsements;
5. Indorse all checks, drafts and/or other negotiable instruments made payable to Seller as payments by borrowers in connection with the Loans;
6. Execute or file quitclaim deeds or, only where necessary and appropriate, special warranty deeds or other deeds causing the transfer of title to Purchaser or a third party, in respect of property acquired through a foreclosure or deed-in-lieu of foreclosure ("REO Property");
7. Execute and deliver documentation with respect to the marketing and sale of REO Property, including, without limitation: listing agreements; purchase and sale agreements; escrow instructions; HUD-1 settlement statements; and any other document necessary to effect the transfer of REO Property; and
8. Execute or file any documents necessary and appropriate to substitute the creditor or foreclosing party in a bankruptcy or foreclosure proceeding in respect of any of the Mortgage Loans.

With respect to the Actions, Seller gives to each said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all



intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York without regard to conflicts of law principles of such state and is valid only through May 15, 2016 unless cancelled prior to said date.

*[Remainder of page intentionally left blank]*



IN WITNESS WHEREOF, the undersigned has executed this Limited Power of Attorney this 5th day of May, 2015.

GCAT MANAGEMENT SERVICES 2015-13 LLC

By: [Signature]  
Name: D Forest Wolfe  
Title: Authorized Signatory

STATE OF NEW YORK:

: ss.

NEW YORK COUNTY

On the 5th day of May in the year 2015, before me, Mark G. Riley, personally appeared D. Forest Wolfe, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his or her capacity, and that by his or her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public

Mark G. Riley  
Notary Public, State of New York  
No. 02516318325  
Qualified in New York County  
Commission Expires January 26, 2019



ATTEST: WORC Anthony J. Vigliotti, Register