

7

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 013113

2016 MAR -4 AM 8:52

MICHAEL B. BROWN  
RECORDER

PREPARED BY & RETURN TO:  
M. E. Wileman  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

**LIMITED POWER OF ATTORNEY**

↗



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. M. E. Wileman

15141028

2233000229  
CIFIL/JAV001/AOMOPD

*10/26*

AMOUNT \$ 20.00  
 CASH          CHARGE           
 CHECK# 1331389  
 OVERAGE           
 COPY           
 NON-CONF           
 DEPUTY          *CP* *E*

5  
7/14

2015 088080

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2015 DEC 30 AM 10:10  
MICHAEL B. BROWN  
RECORDER

Return to:  
Orion Financial Group Inc.  
2860 Exchange Blvd, Suite 100  
Southlake, TX 76092

Clackamas County Official Records  
Sherry Hall, County Clerk

2015-043360

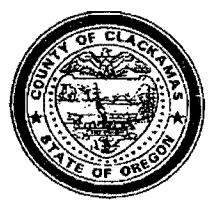


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07/06/2015 10:10:13 AM

D-POA Cnt=1 Str=54 COUNTER2  
\$15.00 \$5.00 \$16.00 \$22.00 \$10.00



# CLACKAMAS COUNTY RECORDING

## DEPARTMENT CERTIFICATE PAGE

**Document is NOT OFFICIAL!**

This Document is the property of the Lake County Recorder!

**STOP**

This page must be included if document is re-recorded.  
Do Not remove from original document.

RECORDER'S OFFICE  
SEAL  
INDIANA

AMOUNTS \_\_\_\_\_  
CHRG \_\_\_\_\_  
CHECK # \_\_\_\_\_  
COVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLEAN \_\_\_\_\_

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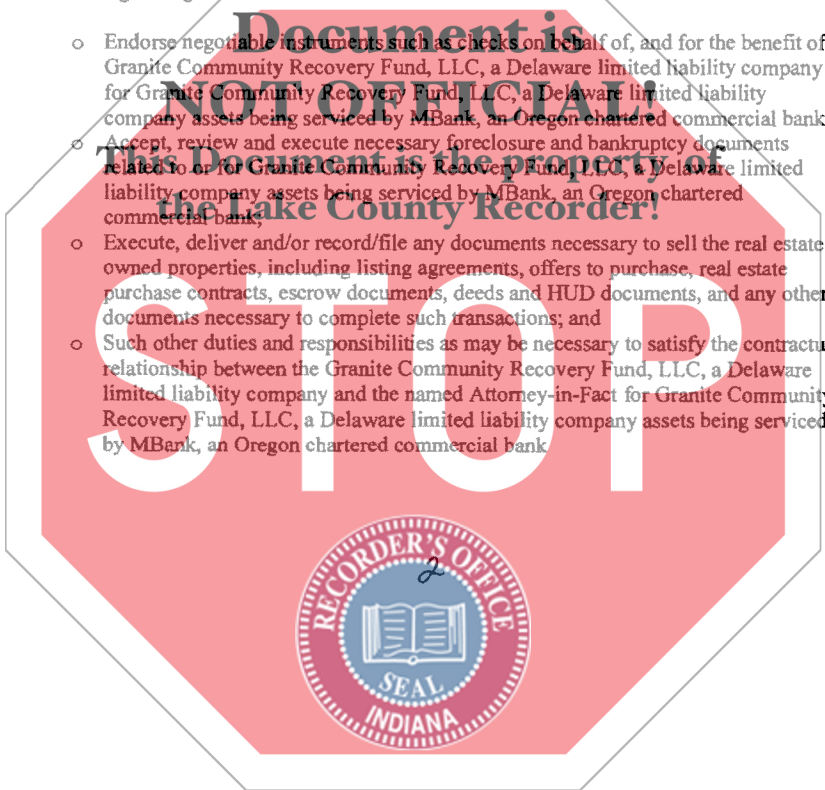
Record & return to:  
MBANK - melissa A  
17898 SW McEwan Rd #200  
Tigard OR 97224

**Limited Power Of Attorney/Delegation of Authority**  
Effective Date: January 1, 2015

**Notice: This is an important document. This limited power of attorney may give the person whom you designate (your "attorney-in-fact") broad powers to handle your finances and property, which may include powers to encumber, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. If you wish to change your limited power of attorney, you must complete a new document and revoke this one. You may revoke this document at any time by destroying it, by directing another person to destroy it in your presence or by signing a written and dated statement expressing your intent to revoke this document. If you revoke this document, you should notify your attorney-in-fact and any other person to whom you have given a copy of the form. You should sign this form only if the attorney-in-fact that you appoint is reliable, trustworthy and competent to manage your affairs. This form must be signed by the Principal (the person appointing the attorney-in-fact), witnessed by someone other than the notary public, and acknowledged by a notary public.**

Granite Community Recovery Fund, LLC, a Delaware limited liability company, by Jeff Merrick, CEO, with an address of 18201 Von Karman Ave, Ste 450, Irvine, CA 92612, City of Irvine and County of Orange, State of California, grant a limited and specific power of attorney to Treva Perri, VP, Director Secondary Market Services and/or Melissa Ahnemann, SR Default Timeline Manager of MBank, an Oregon chartered commercial bank, of 17898 SW McEwan Rd, Ste 200, Tigard, OR 97224, to act as attorney-in-fact and to have the full power and authority to perform the following acts on behalf of Granite Community Recovery Fund, LLC, a Delaware limited liability company to the same extent that it could do so personally if it were personally present, with respect to the following matter to the extent that it is permitted by law to act through an agent:

- o Endorse negotiable instruments such as checks on behalf of, and for the benefit of Granite Community Recovery Fund, LLC, a Delaware limited liability company for Granite Community Recovery Fund, LLC, a Delaware limited liability company assets being serviced by MBank, an Oregon chartered commercial bank;
- o Accept, review and execute necessary foreclosure and bankruptcy documents related to or for Granite Community Recovery Fund, LLC, a Delaware limited liability company assets being serviced by MBank, an Oregon chartered commercial bank;
- o Execute, deliver and/or record/file any documents necessary to sell the real estate owned properties, including listing agreements, offers to purchase, real estate purchase contracts, escrow documents, deeds and HUD documents, and any other documents necessary to complete such transactions; and
- o Such other duties and responsibilities as may be necessary to satisfy the contractual relationship between the Granite Community Recovery Fund, LLC, a Delaware limited liability company and the named Attorney-in-Fact for Granite Community Recovery Fund, LLC, a Delaware limited liability company assets being serviced by MBank, an Oregon chartered commercial bank.



To induce any third party to rely upon this power of attorney, I, the Principal, agree that any third party receiving a signed copy, electronic copy, or facsimile of this power of attorney may rely upon such copy, and that revocation or termination of this power of attorney shall be ineffective as to such third party until actual notice or knowledge of such revocation or termination shall have been received by such third party. I, the Principal, for the company referenced above, agree to indemnify and hold harmless any such third party from any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this power of attorney. This power of attorney may be revoked by the company at any time. My attorney-in-fact shall not be compensated for his or her services, except as otherwise agreed upon, nor shall my attorney-in-fact be liable to the company for acting or refraining from acting under this document, except for willful misconduct or gross negligence. My attorney-in-fact accepts this appointment and agrees to act in my best interest as he or she considers advisable. This grant of authority shall include the power and authority to perform any incidental acts which may be reasonably required in order to perform the specific acts stated above.

Dated this 13<sup>th</sup> day of April, 2015.

**Signature and Declaration of Principal:**

I, Jeff Merrick, being duly authorized by Granite Community Recovery Fund, LLC, a Delaware limited liability company, sign my name to this power of attorney this 13<sup>th</sup> day of April, 2015 and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney and that I am eighteen years of age or older, of sound mind and under no constraint or undue influence.

Granite Community Recovery Fund, LLC, a Delaware limited liability company

  
Jeff Merrick, CEO

**Witness Attestation:**

I, Elizabeth Sluk, the witness, sign my name to the foregoing power of attorney being first duly sworn and do declare to the undersigned authority that the Principal signs and executes this instrument as company's power of attorney and that the company's representative signs it willingly, and that I, in the presence and hearing of the Principal, sign this power of attorney as witness to the Principal's signing and that to the best of my knowledge the Principal is eighteen years of age or older, of sound mind and under no constraint or undue influence.

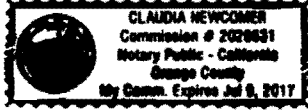
  
Signature of Witness

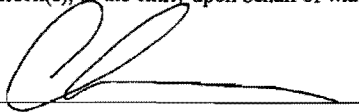


State of California  
County of Orange

On April 13<sup>th</sup>, 2015, before me, Claudia Newcomer, Notary Public, personally appeared Jeff Merrick, Principal, 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 and 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.

\*



  
Notary Public Signature

My commission expires: 7-9-2017  
[Seal]

\* Claudia Newcomer  
Commission # 2028631



STATE OF OREGON }  
COUNTY OF CLACKAMAS } ss.

I, SHERRY HALL, County Clerk of the State of Oregon for the County of Clackamas, do hereby certify that the foregoing copy of

DEED RECORD

2015-043360 4 PAGES

has been by me compared with the original, and that it is a correct transcript therefrom, and the whole of such original, as the name appears on file and of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 18TH day of

AUGUST, 2015.

SHERRY HALL, Clerk

By: Constance J Brown  
Deputy



