

2020-017971

2020 Mar 17

8:40 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

Document is

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AFTER RECORDING MAIL TO:

BOSTON NATIONAL TITLE AGENCY LLC

400 ROUSER RD BLDG 2 STE 602

CORAOPOLIS PA 15108

PHONE NUMBER 412-637-9423

PREPARED BY:

Stephanie Schaffer

1 HOME CAMPUS

DES MOINES IA 50328

PHONE NUMBER 800-869-3557

STOP



LIMITED POWER OF ATTORNEY

DOCUMENT TITLE

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LIMITED POWER OF ATTORNEY

RECORDED  
SHENANDOAH COUNTY, VA  
OCT 30 2019  
LAND RECORDS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WELLS FARGO BANK, N.A. ("Wells Fargo"), by these presents does hereby make, constitute and appoint Boston National Title Agency, a Limited Liability Company, by and through the individuals identified on Schedule I attached hereto ("Attorney-in-Fact"), Wells Fargo's true and lawful attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers, the Actions (as such term is defined herein) in Wells Fargo's name, place and stead.

As used above, the term "Actions" shall mean and be limited to the following acts, and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions:

Execute or file any and all documents, and take any and all actions necessary to cause the transfer of all right, title and interest of Wells Fargo in respect of a property acquired by Wells Fargo through a foreclosure or deed in lieu of foreclosure to the U.S. Department of Housing and Urban Development (HUD).

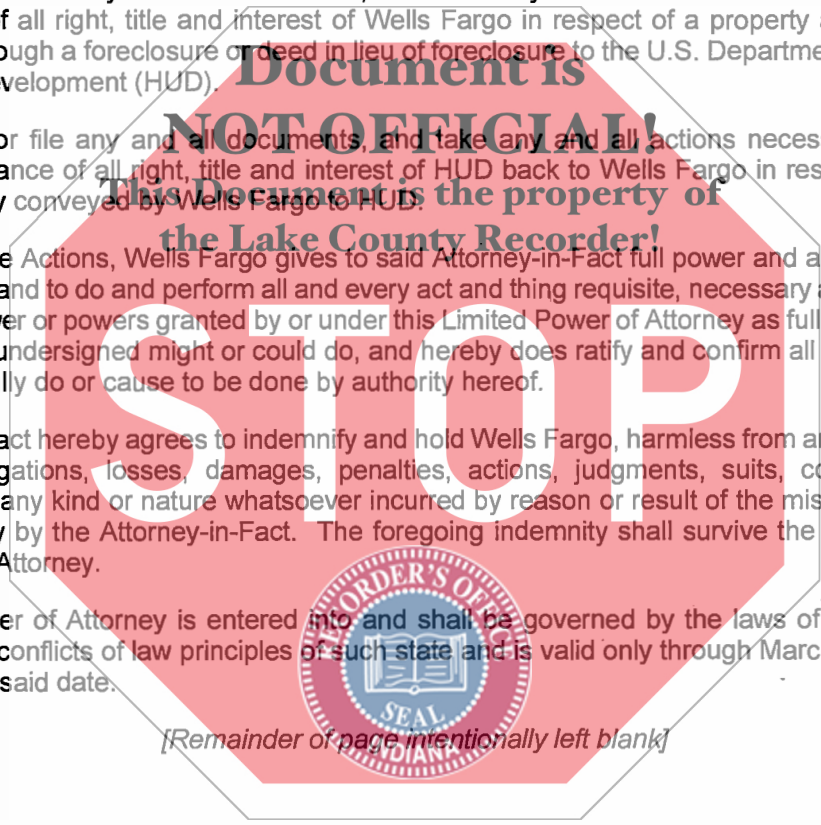
Execute or file any and all documents, and take any and all actions necessary to cause the reconveyance of all right, title and interest of HUD back to Wells Fargo in respect of a property previously conveyed by Wells Fargo to HUD.

With respect to the Actions, Wells Fargo gives to 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.

The Attorney-in-Fact hereby agrees to indemnify and hold Wells Fargo, 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 by reason or result of the misuse of this Limited Power of Attorney by the Attorney-in-Fact. The foregoing indemnity shall survive the termination of this Limited Power of Attorney.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of Iowa without regard to conflicts of law principles of such state and is valid only through March 31, 2021, unless cancelled prior to said date.

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Return to:  
Boston National Title Agency  
400 Rouser Rd  
Corapolis, PA 15108  
TM# 066A102517

①

RECORDED  
SHENANDOAH COUNTY, VA  
PG 0005 JAN - 8 20  
OCT 30 2019  
LAND RECORDS

IN WITNESS WHEREOF, Wells Fargo Bank, N.A. has caused these presents to be signed and acknowledged in its name and behalf by Lynn A. Carder, its duly elected and authorized Vice President, and by Tyler N. Smith, its duly elected and authorized Vice President, on this 11<sup>th</sup> day of March, 2019.

NO CORPORATE SEAL

WELLS FARGO BANK, N.A.

Ashley Pannkuk  
Witness: Ashley Pannkuk

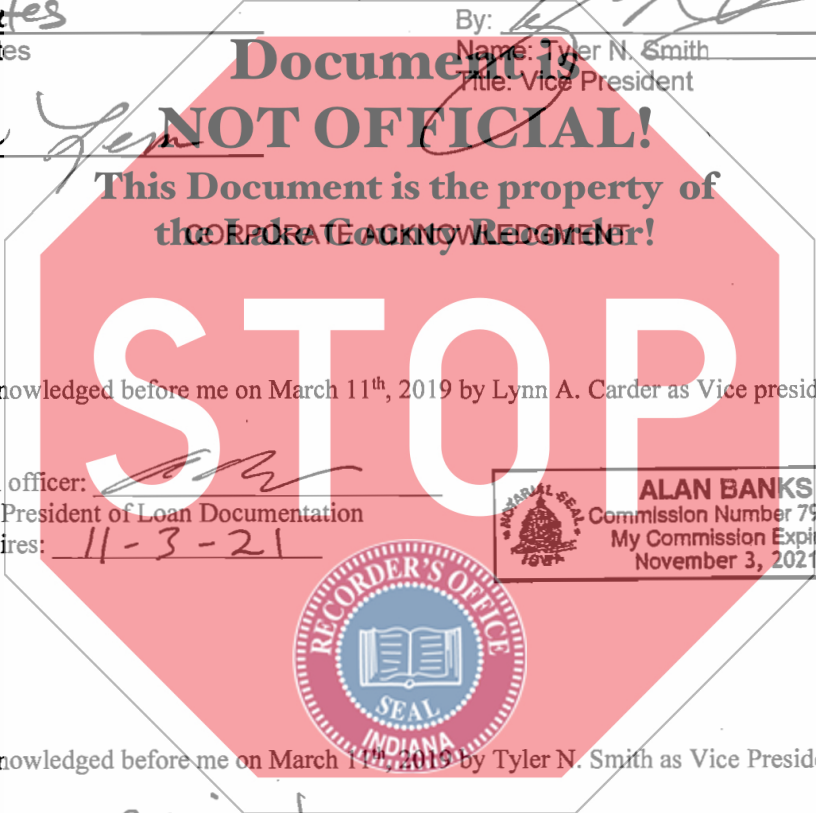
By: [Signature]  
Name: Lynn A. Carder  
Title: Vice President

[Signature]  
Attest: Alan E. Banks

Scott Gates  
Witness: Scott Gates

By: [Signature]  
Name: Tyler N. Smith  
Title: Vice President

China Lem  
Attest: China Lem



State of Iowa  
County of Dallas

This record was acknowledged before me on March 11<sup>th</sup>, 2019 by Lynn A. Carder as Vice president of Wells Fargo Bank, N.A.

Signature of notarial officer: [Signature]  
Title of office: Vice President of Loan Documentation  
My commission expires: 11-3-21

ALAN BANKS  
Commission Number 793019  
My Commission Expires  
November 3, 2021

State of Iowa  
County of Dallas

This record was acknowledged before me on March 11<sup>th</sup>, 2019 by Tyler N. Smith as Vice President of Wells Fargo Bank, N.A.

Signature of notarial officer: China Lem  
Title of office: Vice President of Loan Documentation  
My commission expires: 2/10/2020

CHINA LEM  
Commission Number 766656  
My Commission Expires  
February 10, 2020

RECORDED  
SHENANDOAH COUNTY, VA  
OCT 30 2019  
LAND RECORDS

SCHEDULE I

AUTHORIZED SIGNERS OF ATTORNEY-IN-FACT

Jason Bossers

Tracy Suter

Nathan Bossers

Cheryl Bowley

Elaine Braggs



INSTRUMENT 200000006  
RECORDED IN THE CLERK'S OFFICE OF  
SHENANDOAH COUNTY CIRCUIT COURT ON  
OCTOBER 30, 2019 AT 01:56 PM  
SARONA S. IRVIN, CLERK  
RECORDED BY: JAR

INSTRUMENT 190005752  
RECORDED IN THE CLERK'S OFFICE OF  
SHENANDOAH COUNTY CIRCUIT COURT ON  
OCTOBER 30, 2019 AT 01:56 PM  
SARONA S. IRVIN, CLERK  
RECORDED BY: JAR

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19120498 MISC \$25.00  
12/18/2019 01:14:50P 4 PGS  
Linda S Myers  
Steuben County Recorder IN  
Recorded as Presented

