

# NOT AN OFFICIAL DOCUMENT

Prepared By:

NNPL Trust Series 2012-1  
500 Delaware Ave, 11<sup>th</sup> Floor  
Wilmington, DE 19801

2023-523052  
07/19/2023 03:07 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## Limited Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that Wilmington Savings Fund Society, FSB d/b/a Christiana Trust ("Trustee"), not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1 (the "Trust"), having an office at 500 Delaware Avenue, 11th Floor, Wilmington, Delaware 19801, in connection with the Vendor Services Agreement dated as of May 30, 2017 (as amended, restated, supplemented or otherwise modified from time to time, the "Agreement"), between Nomura Corporate Funding Americas, LLC, an affiliate of the Trust, and Meridian Asset Services, LLC as successor in interest to Meridian Asset Services, Inc., having an office at 3201 34th Street South Suite B310, Saint Petersburg, FL 33711 ("Meridian"), hereby constitutes and appoints Meridian, by and through Meridian's respective officers, the Trust's true and lawful Attorney-in-Fact (the "Attorney-in-Fact"), in the Trust's name, place and stead and for the Trust's benefit, in connection with all mortgage loans subject to the terms of the Agreement (the "Mortgage Loans") solely for the purposes set forth below. The Attorney-in-Fact is hereby authorized and empowered, as follows:

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 correct typographical and/or clerical ambiguities and errors in documents necessary to effect or undertake any of the items or powers set forth in items (1) to (3) above.

The undersigned gives the Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney, each subject to the terms and conditions set forth in the Agreement as fully as the undersigned might or could do, and hereby does ratify and confirm to all that the Attorney-in-Fact shall lawfully do or cause to be done by authority hereof. This Limited Power of Attorney shall be effective as of the date written below, and expire on April 27, 2024, unless earlier revoked by written instrument. The Trust has the unrestricted right to unilaterally revoke this Limited Power of Attorney.

This Limited Power of Attorney is not transferable.

Meridian shall indemnify, defend and hold harmless the Trustee and its successors and assigns from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees, including attorney's fees incurred in connection with the enforcement of indemnification rights hereunder), damages, liabilities, demands, actions, suits or claims of any kind whatsoever, ("Claims") arising out of, related to, or in connection with (i) any act taken by the Attorney-in-Fact (or their substitute or substitutes) pursuant to this Limited Power of Attorney, which act results in a Claim solely by virtue of the unlawful use of this Limited Power of Attorney (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), or (ii) any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.

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It is expressly understood and agreed by the Attorney-in-Fact and any other person relying on this Power of Attorney that (a) this Power of Attorney is executed and delivered by Wilmington Savings Fund Society, FSB, not individually or personally, but solely as Certificate Trustee for NNPL Trust Series 2012-1, in the exercise of the powers and authority conferred and vested in it, (b) each of the representations, undertakings and agreements made in this Power of Attorney on the part of the Trust or Trustee is made and intended not as personal representations, undertakings and agreements by Wilmington Savings Fund Society, FSB but is made and intended for the purpose of binding only the Trust, (c) nothing herein contained shall be construed as creating any liability on Wilmington Savings Fund Society, FSB, individually or personally, to perform any covenant either expressed or implied contained herein of the Trustee or the Trust, all such liability, if any, being expressly waived by the Attorneys and any person relying on this power of attorney and by any person claiming by, through or under the Attorneys or such person, (d) Wilmington Savings Fund Society, FSB has made no investigation as to the accuracy or completeness of any representations and warranties made herein and (e) under no circumstances shall Wilmington Savings Fund Society, FSB be personally liable for the payment of any indebtedness or expenses of the Trustee or Trust or be liable for the breach or failure of any obligation, representation, warranty or covenant made or undertaken by the Trustee under this Power of Attorney or any other related documents.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, the Trustee has hereunto caused this Limited Power of Attorney to be executed by its duly authorized representative on this 12th day of May 2022.

NNPL Trust Series 2012-1

By: Wilmington Savings Fund Society, FSB, D/B/A  
Christiana Trust, not in its individual capacity  
but solely in its capacity as Certificate Trustee for  
NNPL Trust Series 2012-1

By:  \_\_\_\_\_

Name: Mary Emily Pagano

Title: Assistant Vice President

Attest

Witness  \_\_\_\_\_

Name: Taylor Ohlinger

Witness  \_\_\_\_\_

Name: Shaheen Mohajer

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State of Delaware

County of New Castle

On the 12th day of May in the year 2022 before me, the undersigned, personally appeared Mary Emily Pagano as Assistant Vice President of Wilmington Savings Fund Society, FSB, 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 voluntarily for its stated purpose and that such individual(s) made such appearance before the undersigned.

Signed and delivered in the presence of:

*Amag*

Notary Public:

Commission Expires: August 13, 2023

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