

LINCOLN COUNTY, NV

**2024-167309**

\$37.00

**07/31/2024 12:23 PM**

Rec:\$37.00

FIRST AMERICAN TITLE INSURANCE COMPANY 6 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 001-192-15

When recorded, return to:  
Primary Residential Mortgage, Inc. c/o First American  
Attn: Final Docs  
1795 International Way  
Idaho Falls, ID 83402  
800-748-4424

LOAN #: 301155633  
MIN: 1001464-6001013014-3

**REAL PROPERTY AND MANUFACTURED HOME  
LIMITED POWER OF ATTORNEY**

(Solely to execute or release title, mortgage or deed of trust, security filing,  
transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), **Donald Paul Werber AND Karolee Werber**

whether one or more, each referred to below as "I" or "me," residing at:  
**2239 N Red Cedar Cir, Cedar City, UT 84721**

ICE Mortgage Technology, Inc.

Page 1 of 4

("Mailing Address").

GMANPRLU 1114  
GMANPRLU (CLS)  
07/26/2024 08:42 AM PST

LOAN #: 301155633

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

New \_\_\_\_\_ Used **X** Year **2002** Length **48** Width **26**

Make **Guerdon**

Model Name or Model No. **Guerdon**

Serial No. **GDBOID330200947AB**

Serial No. \_\_\_\_\_

Serial No. \_\_\_\_\_

Serial No. \_\_\_\_\_

permanently affixed to the real property located at

**750 Lee Dr  
Pioche, NV 89043  
Lincoln**

(Street Address)

(City, State, Zip)

(County)

("Property Address") and as more particularly described on Exhibit A attached hereto (the "Real Property").

I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution,

**Primary Residential Mortgage, Inc.**

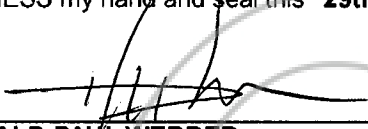
("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated **July 29, 2024** executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the Manufactured Home and to have Lender (or its designee) designated as lienholder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instru-

**LOAN #: 301155633**

ment and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

WITNESS my hand and seal this **29th** day of **July, 2024**.



**DONALD PAUL WERBER**

**7-29-24** (Seal)  
**DATE**



**KAROLEE WERBER**

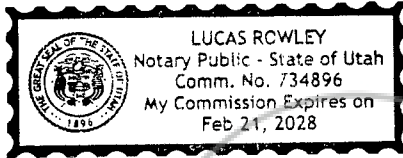
**7/29/2024** (Seal)  
**DATE**

LOAN #: 301155633

*W*  
State of ~~NEVADA~~ *UTAH*  
County of ~~LINCOLN~~ *ROD*

This instrument was acknowledged before me on June 29, 2024  
(date) by DONALD PAUL WERBER AND KAROLEE WERBER.

(Seal, if any)



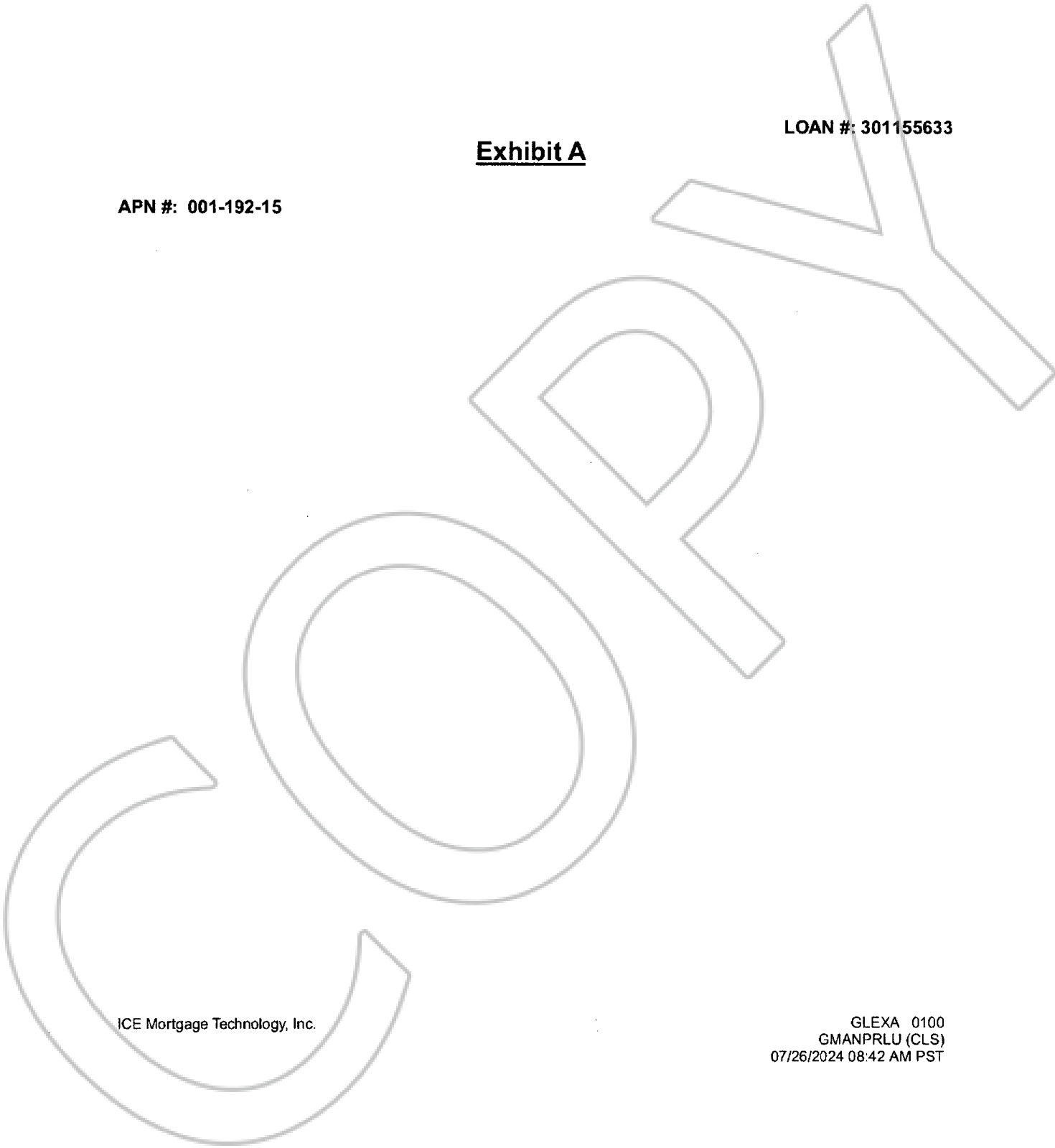
*[Handwritten Signature]*  
\_\_\_\_\_  
(Signature of notarial officer)

*Notary Public*  
\_\_\_\_\_  
(Title and rank)

LOAN #: 301155633

Exhibit A

APN #: 001-192-15



ICE Mortgage Technology, Inc.

GLEXA 0100  
GMANPRLU (CLS)  
07/26/2024 08:42 AM PST

### **EXHIBIT 'A'**

**A parcel of land known as the E 1/2 of the NE 1/4 of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 15, Township 1 North, Range 67 East, Mount Diablo Base and Meridian, being more particularly described as follows:**

**Beginning at the Northeast corner of this parcel, which is also the center of the SW 1/4 of said Section 15, from which the Southwest corner of said Section 15 bears S. 44° 56' 51" W. a distance of 1,876.61 feet more or less, thence S. 0° 09' 04" W. a distance of 333.65 feet more or less, to the Southeast, thence N 89° 55' 18" W. a distance of 165.69 feet more or less, to the Southwest corner; thence N. 0° 09' 54" E. a distance of 333.52 feet more or less, to the Northwest corner; thence S. 89° 57' 54" E., a distance of 165.61 feet more or less, to the Point of Beginning. Will be designated as Parcel No. 5 on a Parcel Map recorded July 8, 1985 in Book A of Plats, Page 245 as File No. 82862, filed in the Office of the County Recorder, Lincoln County, Nevada.**

**Notes: The above metes and bounds description appeared previously in that certain document recorded July 28, 2006, in Book 219, Page 494 as Document No. 126931 of Official Records.**