

LINCOLN COUNTY, NV

**2024-167512**

\$37.00

Rec:\$37.00

**10/16/2024 02:18 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 011-180-11

File No: 13896-2675245

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402

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

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

When recorded, return to:  
First American Mortgage Solutions  
c/o New American Funding Post Closing  
1795 International Way  
Idaho Falls, ID 83402

LOAN #: 1001447014  
MIN: 1003763-0304449266-0

**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), **Joshua Scott Poulson AND Jolee Poulson**

whether one or more, each referred to below as "I" or "me," residing at:  
**P.O.Box 311, Alamo, NV 89001**

ICE Mortgage Technology, Inc.

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("Mailing Address").

GMANPRLU 1114  
GMANPRLU (CLS)

**LOAN #: 1001447014**

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

New  Used \_\_\_\_\_ Year 2025 Length 52 Width 27

Make champion

Model Name or Model No. x

Serial No. 157-00P-H-A006187AB

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

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

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

permanently affixed to the real property located at

**2227 Nelson Ranch Road**

(Street Address)

**Alamo, NV 89001**

(City, State, Zip)

**Lincoln**

(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,

**New American Funding, LLC, a Limited Liability Company**

("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 **October 11, 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 #: 1001447014**

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 11th day of October, 2024.

*Jose Poulson*

10/11/24

(Seal)

JOSHUA SCOTT POULSON

DATE

*Jolee Poulson*

10/11/24

(Seal)

JOLEE POULSON

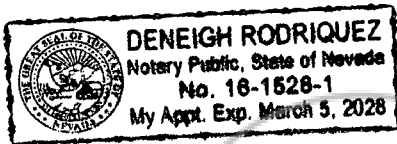
DATE

LOAN #: 1001447014

State of Nevada  
County of LINCOLN CLARK

This instrument was acknowledged before me on October 11, 2024  
(date) by JOSHUA SCOTT POULSON AND JOLEE POULSON.

(Seal, if any)



A handwritten signature in black ink, appearing to be 'Deneigh Rodriguez', written over a horizontal line.

(Signature of notarial officer)

Notary Public

(Title and rank)



**EXHIBIT 'A'**

**That portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 6 South, Range 61 East, M.D.B. &M., described as follows:**

**Beginning at the Northwest corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 30; thence Southerly along the West line thereof a distance of 330 feet to the Southwest corner of the North Half (N 1/2) of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 30; thence Easterly along the South line of said North Half (N 1/2) and a prolongation thereof a distance of 720 feet to a point in the Southwesterly boundary of a concrete ditch (water canal) as the same traverses said land; thence Northwesterly along the Southwesterly boundary of said concrete ditch to a point in the North line of said North Half (N 1/2); thence Westerly along said North line a distance of 510 feet to the True Point of Beginning.**

**Note: The above Metes and Bounds description appeared previously in that certain Document recorded August 27, 1971 in Book 2, Page 417, as Instrument No. 50731.**