

EUREKA COUNTY, NV

Rec:\$37.00

\$37.00

Pgs=6

2024-252024

05/09/2024 02:35 PM

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

ADN:201-053-07

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

LOAN #: 1001354831

MIN: 1003763-0304356745-4

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), **Tessa Drayton**

whether one or more, each referred to below as "I" or "me," residing at:
PO BOX 947, Eureka, NV 89316

ICE Mortgage Technology, Inc.

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("Mailing Address").

GMANPRLU 1114
GMANPRLU (CLS)

LOAN #: 1001354831

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

New _____ Used **X** Year **1990** Length **67** Width **27**

Make **KIT**

Model Name or Model No. **Golden State**

Serial No. **G90.79E18-SN12048A/B**

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

511 W Robins St

(Street Address)

Eureka, NV 89316

(City, State, Zip)

Eureka

(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 **May 8, 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-

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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 **8th** day of **May, 2024**.


TESSA DRAYTON

5-8-24 (Seal)
DATE

LOAN #: 1001354831

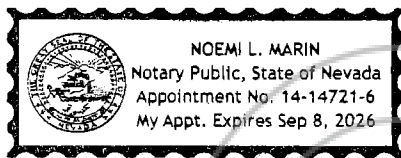
State of NEVADA

County of EUREKA *Elko*

This instrument was acknowledged before me on
(date) by TESSA DRAYTON.

May 8, 2024

(Seal, if any)



[Signature]
(Signature of notarial officer)

Notary
(Title and rank)

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 2279979

PARCEL 1:

Lots 5, 6, 7, 8 and 9 of Block 79, of the Town of Eureka, Nevada according to the official map thereof, filed in the office of the County Recorder, Eureka County, State of Nevada.

PARCEL 2:

All that certain real property situate within a portion of the SE1/4 of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., further described as the West Half of Nob Hill Ave. adjacent to Lots 5-9, Block 79 as shown on the plat of Eureka Townsite, on file in the Office of the U.S. Dept. of the Interior, recorded in 1937, more particularly as follows:

Beginning at the Northeast corner of Said Lot 9, Block 79;
THENCE North 80°51'00" East, a distance of 22.1 feet to a point;
THENCE South 08°57'31" East, a distance of 135.12 feet to a point;
THENCE South 84°50'00" West, a distance of 22.60 feet being the Southeast corner of Lot 5, Block 79;
THENCE North 08°46'00" West, a distance of 133.55 feet along the easterly lot line of said Block 79 to the true point of beginning.

Further depicted on Record of Survey recorded April 12, 1994 as File Number 152144 of Official Records.

EXCEPTING FROM parcels 1 and 2 all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information. This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix) Tessa Drayton		Social Security Number 530-61-4131 (or Individual Taxpayer Identification Number)	
Alternate Names – List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix) Tessa M Drayton; Tessa Marie Drayton		Date of Birth (mm/dd/yyyy) 05/17/1991	Citizenship <input checked="" type="radio"/> U.S. Citizen <input type="radio"/> Permanent Resident Alien <input type="radio"/> Non-Permanent Resident Alien
Type of Credit <input checked="" type="radio"/> I am applying for individual credit. <input type="radio"/> I am applying for joint credit. Total Number of Borrowers: _____ Each Borrower intends to apply for joint credit. Your initials: _____		List Name(s) of Other Borrower(s) Applying for this Loan (First, Middle, Last, Suffix) - Use a separator between names _____	
Marital Status <input type="radio"/> Married <input type="radio"/> Separated <input checked="" type="radio"/> Unmarried (Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)	Dependents (not listed by another Borrower) Number 1 Ages 7 _____	Contact Information Home Phone 775-213-3493 Cell Phone 775-213-3493 Work Phone _____ Ext. _____ Email tessdrayt@gmail.com	
Current Address			
Street 51 N Edwards St Unit # _____			
City Eureka State NV ZIP 89316 Country US			
How Long at Current Address? 1 Years 2 Months Housing <input type="radio"/> No primary housing expense <input type="radio"/> Own <input checked="" type="radio"/> Rent (\$ 850 /month)			
If at Current Address for LESS than 2 years, list Former Address <input type="checkbox"/> Does not apply			
Street 141 Vandal Way Unit # _____			
City Eureka State NV ZIP 89316 Country US			
How Long at Former Address? 1 Years 0 Months Housing <input checked="" type="radio"/> No primary housing expense <input type="radio"/> Own <input type="radio"/> Rent (\$ _____ /month)			
Mailing Address – if different from Current Address <input type="checkbox"/> Does not apply			
Street PO BOX 947 Unit # _____			
City Eureka State NV ZIP 89316 Country US			

1b. Current Employment/Self Employment and Income ☐ Does not apply

Employer or Business Name Nevada Gold Mines - Cortez Hills Phone 775-748-1001		Gross Monthly Income	
Street 1250 NV 306 Unit # _____		Base \$6,737.47 /month	
City Crescent Valley State NV ZIP 89821 Country US		Overtime _____ /month	
Position or Title Haul Truck Operator	Check if this statement applies: <input type="checkbox"/> I am employed by a family member, property seller, real estate agent, or other party to the transaction.	Bonus \$577.25 /month	
Start Date 03 / 28 / 2022 (mm/dd/yyyy)		Commission _____ /month	
How long in this line of work? 11 Years 0 Months		Military _____ /month	
<input type="checkbox"/> Check if you are the Business Owner or Self-Employed	<input type="radio"/> I have an ownership share of less than 25% <input type="radio"/> I have an ownership share of 25% or more.	Entitlements _____ /month	
Monthly Income (or Loss) _____		Other _____ /month	
		TOTAL \$7,314.72 /month	

1c. IF APPLICABLE, Complete Information for Additional Employment/Self Employment and Income

☒ Does not apply