

EL Submission

Recorded: 2/23/2012 at 9:58:38.0 AM
Fee Amount: \$17.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2012 PG: 605

Limited Power Of Attorney

This instrument was prepared by:
P. DeSantis, Esquire
235 W. Brandon Blvd, #191
Brandon, FL, 33511
1-866-755-6300

12WR03343
RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

Taxpayer name and address: Albert Lucas, 3301 Otis Rd SE, Cedar Rapids, IA, 52403

Grantor's name and address: Oakmont Pool 50, LLC, 8333 Douglas Ave, #1350, Dallas, TX, 75225

Grantee's name and address: Albert Lucas, 3301 Otis Rd SE, Cedar Rapids, IA, 52403

Borrower's names and address: Albert Lucas, 3301 Otis Rd SE, Cedar Rapids, IA, 52403

Legal description: ~~Located on page~~ Lot 632, Machester, Iowa, According to a plat recorded in book I L. D. Page 284-285.

References: N/A

~~After Recording, Return To:~~

Kevin Flynn
Scheef & Stone, L.L.P.
500 North Akard Street, Suite 2700
Dallas, Texas 75201

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PREMISES:

That **Oakmont Pool 50, LLC**, a Texas limited liability company, having an office located at 5700 West Plano Parkway, Suite 1200, Plano, Texas 75093, has made, constituted and appointed, and does by these presents make, constitute and appoint **Quadrant Capital Partners, LLC**, a Texas limited liability company, having an office located at 8333 Douglas Avenue, Suite 1350, Dallas, Texas 75225, its true and lawful Attorney in Fact, with full power and authority to sign, execute, acknowledge, deliver, file for record, and record any instrument on its behalf and to perform such other act or acts as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any real property owned by the undersigned, or in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust", respectively) and promissory notes secured thereby (the "Mortgage Notes") owned by the undersigned (whether the undersigned is named therein as mortgagee or beneficiary or has become the mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which Quadrant Capital Partners, LLC is acting as servicer.

This appointment shall apply to the following enumerated transactions only:

1. All actions relating to the sale and conveyance of title to real estate owned by the undersigned, including settlement statements.
2. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a. The substitution of trustee(s) servicing under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. Statements of breach or non-performance;
 - c. Notices of default;
 - d. Cancellation/rescissions of notices of default and/or notices of sale;
 - e. The taking of a deed in lieu of foreclosure; and
 - f. Such other documents and action as may be necessary under the terms of the Mortgage, Deed of Trust or applicable state law to expeditiously complete said transaction.
3. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of Mortgage or Deed of Trust as insured.

4. The full satisfaction/release of a Mortgage or Deed of Trust or full re-conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
5. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note.
6. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

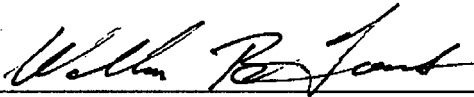
The undersigned gives said Attorney in Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney in Fact shall lawfully do or cause to be done by authority hereof.

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 and recorded in the real property records of the jurisdiction in which this Limited Power of Attorney was recorded.

Date of Execution: November 17, 2011.

OAKMONT POOL 50, LLC,
a Texas limited liability company

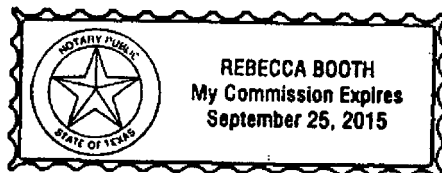
By: OPMGR, LLC,
a Texas limited liability company, its Manager

By: 
William B. Grant, Manager

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared William B. Grant, Manager of OPMGR, LLC, a Texas limited liability company, Manager of Oakmont Pool 50, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of November, 2011.




Notary Public, State of Texas
Rebecca Booth