

Recorded: 9/14/2026 at 1:20:23.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2676

IOWA

COUNTY OF **DELAWARE**

LOAN NUMBER: 1701095190



NHF DTD 03-03-2025 SCC

Automatic
Expiration Date: N/A

RECORDING REQUESTED BY: **FIRST AMERICAN MORTGAGE SOLUTIONS, TODD SLEIGHT 208-552-8329 1795 INTERNATIONAL WAY IDAHO FALLS ID 83402**

PREPARED BY: **FIRST AMERICAN MORTGAGE SOLUTIONS, TODD SLEIGHT 208-552-8329 1795 INTERNATIONAL WAY IDAHO FALLS ID 83402**

WHEN RECORDED MAIL TO: **FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, IDAHO FALLS, ID 83402, PH. 208-552-7895**

LIMITED POWER OF ATTORNEY

DATE OF DOCUMENT: **MARCH 03, 2025**

GRANTOR: **NATIONAL HOMEBUYERS FUND, INC.**

GRANTOR ADDRESS: **C/O 2100 W ORANGEWOOD AVE, STE 180, ORANGE, CA 92868**

GRANTEE: **DATA MORTGAGE INC. DBA ESSEX MORTGAGE**

GRANTEE ADDRESS: **2100 W ORANGEWOOD AVE, STE 180, ORANGE, CA 92868**

EM8060820IM - IA - POA



Page 1 of 1

Timothy L. Nannery

LIMITED POWER OF ATTORNEY

National Homebuyer's Fund, Inc. ("Agency"), an instrumentality of government as set forth in Section 115 of the Internal Revenue Code, constitutes and appoints Data Mortgage, Inc. d/b/a Essex Mortgage ("Essex"), a Florida corporation, its true and lawful attorney-in-fact, in its name, place and stead to take the following designated actions in connection with any mortgage loan (each, a "Mortgage Loan") owned by Agency and serviced by Essex pursuant to that certain Servicing Purchase Agreement, dated as of January 8, 2020, between Agency and Essex and that certain Mortgage Delivery and Servicing Agreement, dated as of March 1, 2023, between Agency and Essex (each as may be amended from time to time):

1. To ask, demand, sue for, collect and receive all sums of money, debts or other obligations of any kind with respect to a Mortgage Loan which are now or shall after this date become due, owing or payable, or otherwise belong to Agency, to settle and compromise any of such debts or obligations that may be or become due to Agency, to endorse in the name of Agency for deposit in the appropriate account any instrument payable to or to the order of Agency; in each case with respect to a Mortgage Loan.
2. To modify, record, endorse or assign a mortgage, deed of trust, or mortgage note related to any Mortgage Loan, and to execute all documents required to initiate a MERS registration secure title insurance or any other agreement, instrument or document related to a Mortgage Loan.
3. To perform all other acts and do all other things as may be reasonably necessary to manage the Mortgage Loans.

Nothing herein shall give the attorney-in-fact hereunder the right or power to negotiate or settle any suit, counterclaim or action against Agency. Agency shall have no obligation to inspect or review any agreement or other document or item executed by the attorney-in-fact hereunder on behalf of Agency pursuant to this Limited Power of Attorney and as such, the attorney-in-fact hereunder expressly acknowledges that Agency is relying upon such attorney-in-fact to undertake any and all necessary procedures to confirm the accuracy of any such agreement, document or other item.

This Limited Power of Attorney shall continue in full force and effect unless terminated in writing by an officer of Agency so authorized to do so (a "Revocation").

Any third party may rely upon a copy of this Limited Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the attorney-in-fact hereunder to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of such attorney-in-fact for all purposes of this Limited Power of Attorney, unless a Revocation has been recorded in the public records of the



jurisdiction where this Limited Power of Attorney has been recorded, or unless such third party has received actual written notice of a Revocation.

The attorney-in-fact hereunder shall not be obligated to furnish a bond or other security in connection with its actions hereunder.

Agency authorizes Essex, by and through any of its directors or officers, or any other employee who is duly authorized by Essex as attorney-in-fact appointed hereunder, to certify, deliver, and/or record copies and originals of this Limited Power of Attorney.

If any provision of this Limited Power of Attorney shall be held invalid, illegal or unenforceable, the validity, legality or enforceability of each of the other provisions hereof shall not be affected thereby.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, National Homebuyers Fund, Inc. has caused this Limited Power of Attorney to be executed and subscribed in its name as of March 03, 2025.

NATIONAL HOMEBUYERS FUND, INC.,

By: 

Name: Craig Ferguson

Title: Senior Vice President

WITNESS:

By: 

Name: Peter Tran

WITNESS:

By: 

Name: Anthony Rahill

STATE OF _____)

) ss

COUNTY OF _____)

I certify that _____, personally came before me and acknowledged that he/she, is the _____ of National Homebuyers Fund, Inc. and that he/she as _____ being authorized to do so, executed the foregoing Limited Power of Attorney on behalf of National Homebuyers Fund, Inc..

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed my official seal.

PLEASE SEE ATTACHED
ACKNOWLEDGEMENTS

_____, Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

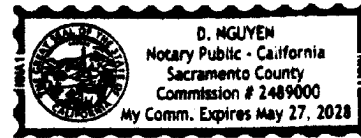
On March 03, 2025 before me, D. Nguyen, Notary Public
(insert name and title of the officer)

personally appeared Craig Ferguson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

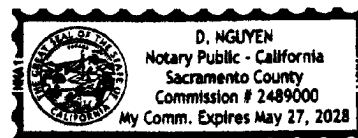
On March 03, 2025 before me, D. Nguyen, Notary Public
(insert name and title of the officer)

personally appeared Peter Tran,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
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State of California
County of Sacramento)

On March 03, 2025 before me, D. Nguyen, Notary Public
(insert name and title of the officer)

personally appeared Anthony Rahill
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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Signature  (Seal)

