

**Prepared by and return to:** James L. Bergkamp, Jr., ICIS #AT0000823  
218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Phone (515)993-1000

### **AFFIDAVIT**

STATE OF IOWA, DALLAS COUNTY, ss:

I, James L. Bergkamp, Jr., being first duly sworn depose and state:

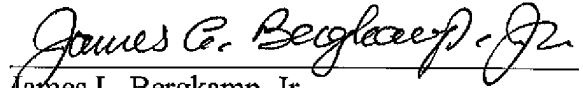
1. I am an attorney regularly engaged and licensed in the State of Iowa.
2. This affidavit is provided in connection with the Madison County, Iowa real estate legally described as:

The North Half (½) of the Northwest Quarter (¼) and the South 25 feet of the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, including Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 640 on October 25, 2000, in the Office of the Recorder of Madison County, Iowa; **AND** the South Half (½) of the Southwest Quarter (¼) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** Parcel "H", located therein, containing 15.000 acres, as shown in Plat of Survey filed in Book 2013, Page 2889 on September 27, 2013, in the Office of the Recorder of Madison County, Iowa.

3. This affidavit is further provided in connection with that one certain Mortgage Release by Federal National Mortgage Association, by Seterus, Inc., its Attorney in Fact, to Gene S. Pomeroy and Sherre L. Pomeroy, dated January 19, 2016 and recorded on February 5, 2016 in Book 2016 at Page 320 in the Recorder's Office of Madison County, Iowa (the "Mortgage Release").
4. Attached hereto as Exhibit A is a true and correct copy of a Limited Power of Attorney recorded in Polk County, Iowa pursuant to which Federal National Mortgage Association appointed Seterus, Inc. as its Attorney-in-Fact (the "Limited Power of Attorney").

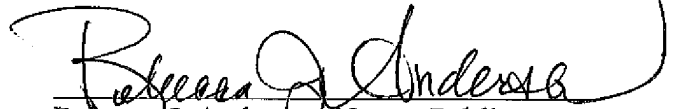
5. This affidavit is provided to establish the existence of the Limited Power of Attorney in the records of the Madison County Recorder's Office and to resolve any defect in the Mortgage Release due to the Limited Power of Attorney not previously being of record in Madison County, Iowa.

Further affiant sayeth not.

  
James L. Bergkamp, Jr.

This instrument was acknowledged before me on Feb. 22, 2024, by James L. Bergkamp, Jr.



  
Rebecca J. Anderson, Notary Public

17  
Check # 0514  
RV

3

Exhibit A

Page 1 of 3



Doc ID: 029571380003 Type: GEN  
Kind: POWER OF ATTORNEY  
Recorded: 04/17/2015 at 02:49:28 PM  
Fee Amt: \$22.00 Page 1 of 3  
Revenue Tax: \$0.00  
Polk County Iowa  
JULIE M. HAGGERTY RECORDER  
File# 2015-00089298

BK 15539 PG 837-839

**LIMITED POWER OF ATTORNEY**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #120  
**Recorder's Cover Sheet**

**Preparer Information:**

Patrick T. Burk  
6701 Westown Parkway, Suite 100  
West Des Moines, IA 50266 (515) 274-1450

**Taxpayer Information:**

Seterus, Inc.  
Title Services Department  
14523 SW Mulligan Way, Suite 200  
Beaverton, OR 97005

**Return Address:**

**RETURN TO:**

Seterus, Inc.  
Title Services Department  
14523 SW Mulligan Way, Suite 200  
Beaverton, OR 97005

**Grantor:**

Federal National Mortgage Association

**Grantee:**

Seterus, Inc.

**Legal Description:**

**Document or instrument number if applicable:**

Washington County, Oregon 2013-071727  
08/05/2013 04:08:42 PM

D-PA Cnt=1 Sln=19 Y LOPEZ  
\$10.00 \$5.00 \$11.00 \$15.00 - Total = \$41.00



01865317201300717270020027

I, Richard Hebernicht, Director of Assessment and  
Taxation and Ex-Officio County Clerk for Washington  
County, Oregon, do hereby certify that the within  
instrument of writing was received and recorded in the  
book of records of said county.



*Richard Hebernicht*  
Richard Hebernicht, Director of Assessment and  
Taxation, Ex-Officio County Clerk

Record and Return to:  
Seterus, Inc.  
Title Services Department  
14523 SW Millikan Way, Suite 200  
Beaverton, OR 97005

LIMITED POWER OF ATTORNEY

FROM: Federal National Mortgage Association

TO: SETERUS, INC

25347101-

# LIMITED POWER OF ATTORNEY

Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 13150 Worldgate Drive, Herndon, Virginia 20170, constitute and appoints Seterus Inc. 8501 IBM Drive, Building 201 #2D0188, Charlotte, North Carolina 28262 (headquarters), a Corporation organized and existing under the laws of the state of Delaware, its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to execute, endorse, and acknowledge all documents customarily and reasonably necessary and appropriate for:

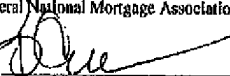
1. the release of a borrower from personal liability under the mortgage or deed of trust following an approved transfer of ownership of the security property;
2. the full satisfaction or release of a mortgage or the request to a trustee for a full reconveyance of a deed of trust;
3. the partial release or discharge of a mortgage or the request to a trustee for a partial reconveyance or discharge of a deed of trust;
4. the modification or extension of a mortgage or deed of trust;
5. the subordination of the lien of a mortgage or deed of trust;
6. the completion, termination, cancellation, or rescission of foreclosure relating to a mortgage or deed of trust, including (but not limited to) the following actions:
  - a. the appointment of a successor or substitute trustee under a deed of trust, in accordance with state law and the deed of trust;
  - b. the issuance of a statement of breach or nonperformance;
  - c. the issuance or cancellation or rescission of notices of default;
  - d. the cancellation or rescission of notices of sale; and
  - e. the issuance of such other documents as may be necessary under the terms of the mortgage, deed of trust, or state law to expeditiously complete said transactions, including, but not limited to, assignments or endorsements of mortgages, deeds of trust, or promissory notes to convey title from Federal National Mortgage Association to the Attorney-in-Fact under this Limited Power of Attorney;
7. the conveyance of properties to the Federal Housing Administration (FHA); the Department of Housing and Urban Development (HUD); the Department of Veterans Affairs (VA); the Rural Housing Service (RHS); or a state or private mortgage insurer; and
8. the assignment or endorsement of mortgages, deeds of trust, or promissory notes to the Federal Housing Administration (FHA); the Department of Housing and Urban Development (HUD); the Department of Veterans Affairs (VA); the Rural Housing Service (RHS); a state or private mortgage insurer, or Mortgage Electronic Registration System (MERS<sup>TM</sup>).

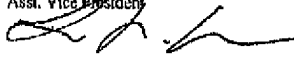
The undersigned gives to said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and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

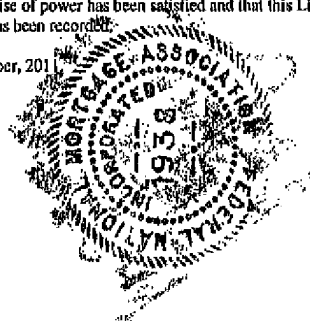
Third parties without actual notice may rely upon the power granted under this Limited Power of Attorney upon the exercise of such power of the Attorney-in-Fact that all conditions precedent to such exercise of power has been satisfied and that this Limited Power of Attorney has not been revoked unless an instrument of revocation has been recorded.

IN WITNESS WHEREOF, I have hereunto set my hand this 12<sup>th</sup> day of October, 2011.

Federal National Mortgage Association

By:   
Barbara Cushman  
Asst. Vice President

By:   
Francisco Nicco-Annan  
Assistant Secretary



STATE OF VIRGINIA  
COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me, a notary public commissioned in Fairfax County, Virginia this 12<sup>th</sup> day of October, 2011 by Barbara Cushman, Assistant Vice President, and Francisco Nicco-Annan, Assistant Secretary of Federal National Mortgage Association's United States Corporation, on behalf of the corporation.

Notary Public: Shanicka Singleton  
My Commission Expires: 10/31/2015

