

**SURETY CORPORATION**  
**ATM: SOUTHERN**  
**P.O. Box 6704**  
**Los Angeles, CA 90067-0704**

Vol #111 Page 3228

Space above this line for recorder's use

**LAWYER POWER OF ATTORNEY**

RECEIVED AND FILED BY THESE PRESENSES:

THIS FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States of America, and having its Western Regional Office located at 10520 Wilshire Boulevard in the City of Los Angeles, State of California, here and, consolidated and simplified, and does by these presents make, nominate and appoint SURETY CORPORATION at 3300 North Harvey Pages Court, La Canada, California 91011-3021, a Corporation organized and existing under the laws of Delaware, its true and lawful Attorney-in-fact, with full power and authority hereby conferred in the name, place and stead and for his use and benefit, to make sign, execute, acknowledge, deliver, file for record and record any such instrument in his behalf and to perform such other act or acts as may be conveniently and reasonably necessary and convenient to effectuate the following enumerated transactions as the same may relate to a mortgage or deed of trust encumbering a one-to-four (1 to 4) family property located in                          County, State of                          owned by the undersigned (whether the undersigned is named therein as mortgagor or beneficiary or has become mortgagor or beneficiary by virtue of assignment of such mortgage or deed of trust, or by virtue of enforcement of the note secured by such mortgage or deed of trust) and services for the undersigned by said attorney-in-fact.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a mortgage or deed of trust at his own instance or at the request of the title company that issued the 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 entries discovered after the issuance thereof and said modification or re-recording, in either instance, does not adversely affect the title of the mortgage or deed of trust as insured;
2. The substitution of the title of a mortgage or deed of trust to an agent in favor of a public utility company or a governmental agency or unit with powers of eminent domain; this section shall not extend to the execution of partial assignments/balances, partial renewals or the execution of requests to transfer to another title owner;
3. The foreclosure, completion of foreclosure, liquidation, cancellation or resumption of title relating to a mortgage or deed of trust, including, under due and valid title;
4. The substitution of trustee(s) serving under a deed of trust in accordance with state law and the deed of trust;
5. Statements of breach or non-performance;
6. Actions of Default;
7. Notices of Sale;

S264

2. Conveyance/Destitution of Notice of Default and/or Notice of Sale, and.
3. Such other documents as may be necessary under the terms of the mortgage, deed of trust or state law to expeditiously complete said transaction.
4. The conveyance of properties to the Federal Housing Administration (FHA), the Veterans Administration (VA), or the Mortgage Banker (MB).
5. The full satisfaction/relief of a mortgage or release to a trustee for a full conveyance upon payment and discharge of all monies secured thereby; this section shall not extend to the cancellation of partial satisfaction/relief, partial nonrecourse or the execution of respects to trustees to accomplish same.

The undersigned gives to said Attorney-In-Fact full power and authority to exercise such immunitudes and to do and perform all and every act and thing, reasonable, 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 that said Attorney-In-Fact shall lawfully do or cause to be done by authority hereof.

This power of attorney will not run past the power granted under this Limited Power of Attorney upon the exercise of such power by the Attorney-In-Fact that all conditions precedent to such exercise of power have been satisfied and that this Limited Power of Attorney has not been revoked unless a Statement of revocation has been recorded.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Betty Schramm  
Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On May 18, 1981, before me, James J. Thompson, a Notary Public in the State of California and State, personally appeared Betty Schramm, personally known to me to be the person who executed the foregoing instrument, a Notary Public, to whom I presented the instrument to witness the PRESENTATION OF FEDERAL NATIONAL MORTGAGE ASSOCIATION, the corporation whose name and address appear to be that the corporation exercised it pursuant to its by-Law.

WITNESS my hand and official seal:



James J. Thompson  
Notary Public to the State of California  
and State

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

Said instrument is made of POLYESTER paper, dated May 18, 1981, at 10:00 AM and is signed in the presence of James J. Thompson, Notary Public, who has affixed his/her signature and seal thereto.

WITNESS:

James J. Thompson