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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 12/24/08 1347
FEE: \$13.00
PAGES: 2
FEE NUMBER: 2008-122449

Limited Power of Attorney

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When recorded return to:
EMC Mortgage Corporation
Attn: Collateral Management
2780 Lake Vista Drive
Lewisville, TX 75067-3884
214/626-2800

LIMITED POWER OF ATTORNEY

Wells Fargo Bank, N.A., in its capacity as trustee under that certain Pooling and Servicing Agreement relating to Bear Stearns Mortgage Funding Trust 2007-AR1 Mortgage Pass-Through Certificates, Series 2007-AR1 dated as of January 1, 2007 (the "Agreement"), by and among Structured Asset Mortgage Investments II Inc. (Depositor) and EMC Mortgage Corporation (Servicer, Sponsor, and Company) and Wells Fargo Bank, N.A. (Trustee).

hereby constitutes and appoints:

EMC Mortgage Corporation

its true and lawful attorney-in-fact (the "Attorney-in-Fact"), acting by and through its officers and employees, with full authority and power to execute and deliver on behalf of Principal any and all of the following instruments to the extent consistent with the terms and conditions of the Agreement:

- (i) All documents with respect to residential mortgage loans serviced for Principal by said attorney-in-fact which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby;
- (ii) Instruments appointing one or more substitute trustees to act in place of the trustees named in Deeds of Trust;
- (iii) Affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to effect any sale, transfer or disposition of real property acquired through foreclosure or otherwise.
- (iv) All other comparable instruments.

This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the undersigned or termination of the Agreement, whichever is earlier.

Dated: April 25, 2007

Attest:

By: Joshua Kelly
Its: Assistant Secretary

Wells Fargo Bank, N.A.,
as Trustee under the Agreement

By: William Augustin, IV
Its: Vice President

Unofficial Witnesses:

Carolyn Culley

Shannon Menapace

STATE OF MARYLAND
COUNTY OF HOWARD

ss:

On the 25th day of April, 2007 before me, a Notary in and for said State, personally appeared William Augustin, IV, known to me to be Vice President of Wells Fargo Bank, N.A., and also known to me to be the person who executed this Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above.

Kathleen A. Dean, Notary Public
My commission expires 2/01/2009

