

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 51
STAMP #
\$ 10 46
Michelle Utzler
RECORDER
9-28-99 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPALED

FILED NO. 001327

REC \$ 25.00 BOOK 63 PAGE 448
AUD \$ 5.00 99 SEP 28 PM 4: 1
R.M.F. \$ 1.00

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer
Information

Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of SEVEN THOUSAND
Dollar(s) and other valuable consideration,
MTG TRUST.

do hereby Convey to
LEO P. KING

the following described real estate in Madison County, Iowa:

Lot Five (5) in Block Thirty-four (34) of the Original Town of Winterset, Madison County, Iowa

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF _____

SS:

On this _____ day of _____
_____, before me, the undersigned, a Notary
Public in and for said State, personally appeared

_____ to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Notary Public

(This form of acknowledgment for Individual grantor(s) only)

Dated: Sept 27, 1999

MTG TRUST
By Don L. St. John

_____, an _____ (Grantor)
officer of OCWEN Federal Bank FSB,
attorney-in-fact for MTG Trust

DON L. ST. JOHN
Vice President (Grantor)

(Grantor)

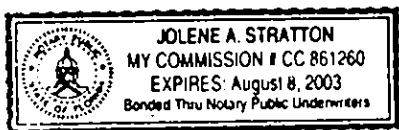
(Grantor)

STATE OF Florida Palm Beach COUNTY, ss:
On this 27 day of September, 1999 before me, the undersigned, a
Notary Public in and for said State, personally appeared

DON L. ST. JOHN
Vice President

in behalf of MTG Trust

to me known to be the identical persons named in and who executed the foregoing instrument, and
acknowledged that ~~they~~ ^{he} executed the same as ~~their~~ ^{the} voluntary act and deed of said MTG Trust.



Jolene A. Stratton

Notary Public

STATE OF _____ COUNTY, ss:
On this _____ day of _____ before me, the undersigned, a
Notary Public in and for said State, personally appeared

to me known to be the identical persons named in and who executed the foregoing instrument, and
acknowledged that they executed the same as their voluntary act and deed.

Notary Public

WHEN RECORDED MAIL TO:

**RICHARDSON
CONSULTING GROUP, INC.**
505 A SAN MARIN DR., SUITE 110
NOVATO, CA 94945
(415) 898-7200



1999 0029818

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF

03/05/1999

11:38:02

FEE: \$ 13.00
TT: \$.00

PGS: PAID

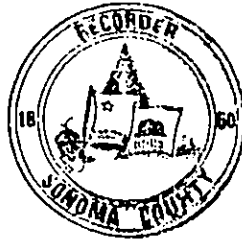
3

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Limited Power of Attorney

DOCUMENT TITLE

This is certified to be a correct copy of the original record if it bears the seal, imprinted in purple ink, the date of issuance and an original signature.



MAR 05 1999

BERNICE A. PETERSON, Recorder
Sonoma County, Calif.

By *[Signature]*
DEPUTY

SEPARATE PAGE, PURSUANT TO GOVT. CODE 27361.6

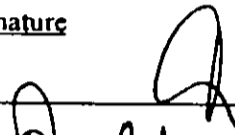
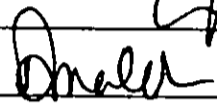
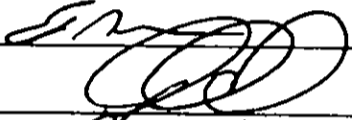
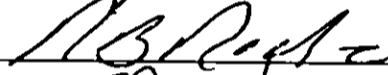
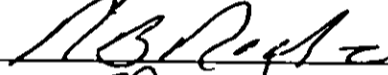
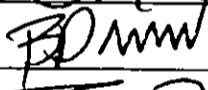
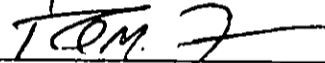
LIMITED POWER OF ATTORNEY

WHEREAS, MTG Trust, a Delaware business trust (hereinafter referred to as "Owner"), is the owner of certain loans or properties (collectively referred to as the "Assets", individually, a "Loan" or "Property", respectively; and collectively, the "Loans" or "Properties", respectively); and

WHEREAS, Owner and Ocwen Federal Bank FSB (hereinafter referred to as "Servicer") have entered into a Servicing Agreement with respect to the Assets; and

WHEREAS, Owner desires to designate certain officers of the Servicer as attorney-in-fact for the limited purpose of facilitating tile management of the Assets.

NOW THEREFORE, Owner hereby appoints each of the officers of the Servicer whose names, titles, and signatures are set forth below, acting singly (each such officer being hereinafter referred to as a "Servicing Officer") as its true and lawful attorney-in-fact to act in its name, place and stead:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Arthur J. Castner	Director/Assistant Secretary	
Donald L. St. John	Vice President	
Edmond Alonzo	Manager	
Gregory D. Whitworth	Sr. Manager	
Robert Roche	Sr. Manager	
Robert C. Davidson	Vice President	
Ronald M. Faris	Executive Vice President	

Owner hereby grants to each such Servicing Officer the authority, subject to the limitations herein, to execute the following documents in connection with Loans and REO Properties:

- | | | |
|--------------------------|-------------------------------------|--|
| 1) Demand Letters | 11) Settlement Stipulations | 21) Irrevocable Stock Power |
| 2) Acceleration Notices | 12) Notices to Quit | 22) TP584 - City Transfer Filing |
| 3) Summons | 13) Verified Pleadings & Petitions | 23) RPT - State Transfer Filing |
| 4) Complaints | 14) Rent Demands | 24) Smoke Detector Affidavit |
| 5) Affidavits | 15) Notices of Pendency | 25) UCC-3 - Termination |
| 6) Lis Pendens | 16) Notices of Sale | 26) Mortgage Satisfaction |
| 7) Deficiency Notices | 17) Stipulations of Discontinuances | 27) 1099S - Tax Reporting |
| 8) Notices to Cure | 18) Listing Agreement | 28) FIRPTA |
| 9) Motions to Evict | 19) Contract of Sale | 29) Extension and Modification Agreement |
| 10) Surrender Agreements | 20) Assignment of Proprietary Lease | 30) Deeds of Conveyance |

and all other documents associated with the servicing and effectuating foreclosure and bankruptcy for those loans identified in the aforementioned Servicing Agreement, and in the normal course of servicing.

This Power of Attorney shall be effective as of the execution date and shall continue in full force and effect until the earlier of (i) March 15, 2000 and (ii) the liquidation of all Assets, the receipt of all payments with respect to the Assets and the distribution of all Cash Proceeds in accordance with the Servicing Agreement (the "Termination Date").

This Power of Attorney shall also terminate as to any Servicing Officer effective upon any termination of such Servicing Officer's employment and may also be terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted (the "Revocation").


Any third party may rely upon this document as evidence of a Servicing Officer's authority to continue to exercise the powers granted herein until the Termination Date, unless a Revocation has been recorded in the public records of the county where the subject property is located, or unless such third party has actual notice of the Revocation.


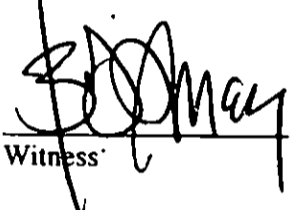
All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Servicing Agreement.

Executed this 9 day of OCT., 1998.

MTG TRUST

By: LASALLE NATIONAL BANK
Trustee

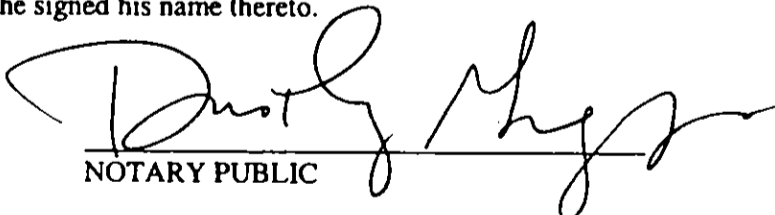
By: 
Name: **Kevin M. Carmody**
Title: **Vice President**


Witness

Witness

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF COOK

On this 9 day of OCT., 1998, before me personally came Kevin Carmody to be known, who by me duly sworn, did depose and say that he resides at 135 S. LaSalle Street, Chicago, Illinois 60603, that he is a Vice President of LaSalle National Bank, the trustee of MTG Trust, the business trust described in and which executed the foregoing Power of Attorney and that he signed his name thereto.


NOTARY PUBLIC

My commission expires: _____

