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REAL ESTATE RECORDER  
 TAX PAID 4  
 STAMP  
 \$ 34.40  
 Michelle Utsler  
 RECORDER  
 12-2-99 Madison  
 DATE COUNTY

RECORDED ✓  
 INDEXED ✓  
 FILED ✓  
 REC 5.00  
 AUD 5.00  
 R.M.F. 2.00

FILED NO. 002120  
 BOOK 63 PAGE 589  
 1999 DEC 2 PM 12:57

MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Preparer Information David D. Nelson, 666 Walnut Street, Suite 2500, Des Moines, Ia. 50309 (515) 288-2500  
 Individual's Name Street Address City Phone

# 22,000

**SPECIAL WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, BANKERS TRUST COMPANY OF CALIFORNIA, N.A., TRUSTEE, under a Pooling and Servicing Agreement among Advanta Mortgage Corp., USA, does hereby Convey to James Grove, Jr., the following described real estate in Madison County, Iowa:

Lot Thirteen (13) in Block Eleven (11) of the Original Town of Earlham, Madison County, Iowa

Grantor does Hereby Covenant with Grantee and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be 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.

Dated: 11-26-99

BANKERS TRUST COMPANY OF CALIFORNIA, N.A., TRUSTEE, Grantor

BY: Advanta Mortgage Corp. USA, its Attorney-in-Fact

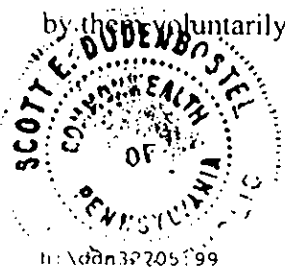
By: Donald B. Griffin (title) Vice President

By: Lee S. Popkin (title) Asst. Secretary



STATE OF Pennsylvania, COUNTY OF Montgomery, ss:

On this 20th day of November, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald B. Griffin and Lee S. Popkin to me personally known, who being duly sworn, did say that they are the Vice President and, Asst Secretary respectively, of the corporation executing the within and foregoing instrument on behalf of Bankers Trust Company of California, N.A., As Trustee, to which this is attached, that the instrument, was signed on behalf of the corporation by authority of its Board of Directors; and that Donald B. Griffin and Lee S. Popkin as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation and Bankers Trust Company of California, N.A., as Trustee, by it and by them voluntarily executed.



Scott E. Dudenbostel  
 Notary Public in

and for said State  
 commission expires:

Notarial Seal  
 Scott E. Dudenbostel, Notary Public  
 Horsham Twp., Montgomery County  
 My Commission Expires June 2, 2003

Member, Pennsylvania Association of Notaries