

IOWA REALTY CO., INC.
3501 Westown Parkway
WEST DES MOINES, IA 50268

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R.M.F. \$ 00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer: Gerald P. Schutte, 3538 Jersey Ridge Road, Davenport, IA
52807 319-359-3591

POWER OF ATTORNEY

POWER OF ATTORNEY made this 25th day of March, 1996.

1. I, JEFFREY M. GREEN, a Single Person, hereby appoint GERALD P. SCHUTTE, authorized agent of PHH REAL ESTATE SERVICES CORPORATION, aka PHH RELOCATION (the "Corporation), or GERALD P. SCHUTTE, or JORGE GOMEZ, JR. or RONALD A. MAY, or HENRY W. LATHAM II, OR PAUL BIEBER PHH HOMEQUITY CORPORATION'S AUTHORIZED REPRESENTATIVE, as my attorney-in-fact (my "Agent") to act for me and in my name (in any way I could act in person) with respect to the transactions relating to Real Property located in MADISON County, Iowa, and commonly known as 410 NW 4th Street (Box 144), Earlham, IA 50072 (the "Property") and legally described as:

The East 80 Feet of Lot Two (2), in Block Three (3) of Wilson's Addition to the Town of Earlham, Madison County, Iowa

2. I grant my agent the following specific powers with respect to the Property:

- a. to make, execute and deliver any deed, mortgage or lease whether with or without covenants or warranties, relating to the Property, including relinquishment of all rights of dower, homestead and distributive share in and to said Property, to insert the name or names of the grantees who will purchase the property and to make any and all necessary changes or additions to any such deed, mortgage or lease;
- b. to execute a listing and/or sale agreement for the Property;
- c. to enter upon and take possession of the premises, including, but not limited to, any buildings or other structures located on the Property;
- d. to obtain insurance of any kind, nature or description whatsoever on any of the Property and/or in connection with the management, use or occupation thereof and/or on any personal property belong to us on such Property and/or relating to the rents, issues and profits arising therefrom, and to make, execute and file claims and/or proof(s) of all loss(es) sustained or claimable thereunder, and all

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sustained or claimable thereunder, and all other related instruments, and to make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;

- e. to demand, sue for, collect, recover and receive all goods, claims debts, monies, interest and demands whatsoever now due, or that may hereafter be due or belong to us (including the right to institute any action, suit or legal proceeding at law or in equity for the recovery of any such Property or any portion thereof which we may be entitled to possess), and to make, execute and deliver receipts, releases of other discharges therefore, under seal or otherwise;
- f. to defend, settle, adjust, submit to arbitration and compromise all actions, suits, accounts, claims and demands whatsoever with respect to the Property which now are, or hereafter may be, pending between us and any person, firm, association, corporation or other entity in such manner and in all respects as our attorney shall think fit;
- g. to hire accountants, attorneys at law, clerks, inspectors, appraisers, brokers, workmen and others, and to remove them, and to pay and allow to the persons so employed such salaries, wages or other remuneration as our attorney shall think fit with respect to the Property;
- h. to constitute and appoint one or more attorneys for us with full power of revocation; and
- i. without in any way limiting the foregoing, generally to do all other things reasonably necessary to maintain the Property and ultimately or do any other necessary act relating to the Property.

I do hereby ratify and confirm all acts whatsoever that my attorney shall do or cause to be done relating to the Property by virtue of this Power of Attorney. To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party, and we, for ourselves and for our heirs, executors,

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legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied upon the provisions of this Power of Attorney.

3. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom our Agent may select, but such delegation may be amended or revoked by any Agent (including any successor) named by us who is acting under this Power of Attorney at the time of reference.

4. This Power of Attorney shall become effective upon my signing of the same.

5. I am fully informed as to all the contents of this form and understand the full import of this grant of powers to my Agent.

Jeffrey M. Green
JEFFREY M. GREEN

484-84-0205
SOCIAL SECURITY NUMBER

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED)

State of Iowa)
County of Polk) SS

The undersigned, a Notary Public in and for the above County and State, certifies that JEFFREY M. GREEN, a Single Person, known to me to be the same person whose name is subscribed as Principal to the foregoing Power of Attorney, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Principal, for the uses and purposes therein set forth.

Dated: March 25, 1996

Jana Cox
Notary Public

My Commission expires: Jan 28, 1999

