

IOWA STATE BAR ASSOCIATION
Official Form No. 104

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

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
55
\$144
Shirley H. Henry
RECORDER
6-5-90 Madison
DATE COUNTY

FILED NO. 2521
BOOK 126 PAGE 682
90 JUN -5 AM 11:33

IOWA REALTY CO., INC.
3501 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50265

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One and 00/100 (\$1.00)
Dollar(s) and other valuable consideration, PHH Homequity Corporation
a corporation organized and existing under the laws of Illinois
does hereby Convey to Lyle D. Fast and Kathy Fast, husband and wife as Joint Tenants
with Full Rights of Survivorship and not as Tenants in Common

the following described real estate in Madison County, Iowa:

Lot Four (4) of the Preliminary Plat of Llewellyn Subdivision,
a Plat of the East Half (1/2) of the Southeast Quarter (1/4)
of the Northeast Quarter (1/4) of Section Twenty-five (25),
in Township Seventy-five (75) North, Range Twenty-six (26)
West of the 5th P.M., Madison County, Iowa, more particularly
described as a tract of land commencing at the East Quarter
(1/4) corner of said Section Twenty-five (25), thence
North 339.80 feet, thence Westerly 654.01 feet to a point
348.30 feet North of the South line of Southeast Quarter (1/4)
of the Northeast Quarter (1/4), thence South 348.30 feet
to said South line, thence East along said South line
654.68 feet to the point of beginning, subject to road
easements along the South and East sides thereof

Subject to any easements, restrictions, or covenants, if
any, of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

PHH HOMEQUITY CORPORATION

Dated: APRIL 26, 1990

By James Ryan Legal Services Coordinator Title
By Donald L. Dixon Assistant Secretary Title

STATE OF ILLINOIS DUPAGE COUNTY, ss:
On this 26th day of April, 19 90 before me, the undersigned, a Notary Public in and for said State, personally appeared James Ryan and Donald L. Dixon to me personally known, who being by me duly sworn, did say that they are the Legal Services Coordinator and Assistant Secretary respectively, of said corporation; that (no seal has been prepared by the said corporation; that said instrument was signed (the seal affixed thereto is the seal of said) and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Legal Services Coordinator and Assistant Secretary as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



"OFFICIAL SEAL"
Cynthia A. Fox
Notary Public, State of Illinois
My Commission Expires 9/30/91
CYNTHIA A. FOX Notary Public

For Corrected Deed
see Deed Rec 188-364